

\$1,125,000 - 6538 Lower York Rd, NEW HOPE

MLS® #PABU2032766

\$1,125,000

3 Bedroom, 3.00 Bathroom, 3,027 sqft
Residential on 5 Acres

000, NEW HOPE, PA

Hidden down a private road is The Eastburn Reeder Estate, a secluded compound with history dating back to the 1700s. The farmhouse was one of several former residences' of Mr. Reeder, a prominent dairy farmer & land owner in the Solebury community. Fast forward to the 1980s when the estate was converted into "The New Hope Tennis Country Club"- a place where many locals still reminisce of "the good ol' days". Today, after an extensive gut renovation, this historic property has not only come back to life, it has come back to market. Upon entering the farmhouse prepare to be wowed by the newly refinished hardwood flooring, exposed beams and original stone walls. The authentic details of this farmhouse have been carefully updated with modern finishes. Oversized Mercer tiles decorate two mirroring fireplaces which create a balanced Feng Shui atmosphere. The living room windows offer scenic views of the wooded rear yard and pool. Moving into the fully equipped kitchen you will find brand new stainless steel appliances, new marble flooring and refinished cabinets with generous storage space. Off the kitchen is the oversized family room which has brick flooring, fireplace and glass French doors leading out to the back patio. On the second level are three bedrooms, each of which are freshly painted and showcase original hand hewn beams. New carpeting and skylights enhance the modern finishes of the third level, making it the perfect space for an office, studio



or lounge room. The Reeder Estate sits on five quiet acres, includes tennis & basketball courts and a private pool with views of original stone ruins. Not only are the modest taxes affordable, the estate is located within the highly coveted New Hope Solebury School District and just minutes from one of the best small towns in the country. With a wide array of potential uses, the "tennis club" offers a little bit of everything: history, location, charm, value and genuine beauty.

Built in 1728

Essential Information

MLS® #	PABU2032766
Sold Price	\$1,125,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,027
Acres	5.00
Year Built	1728
Type	Residential
Sub-Type	Detached
Style	Colonial, Manor
Status	Closed
Sold Date	June 30th, 2023

Community Information

Address	6538 Lower York Rd
Area	Solebury Twp (10141)
Subdivision	000
City	NEW HOPE
County	BUCKS-PA
State	PA
Zip Code	18938

Amenities

Amenities	Attic, Built-Ins, Carpet, Crown Molding, Exposed Beams, Pantry,
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	Recessed Lighting, Skylight(s), Upgraded Countertops, Wood Floors, Additional Stairway
Utilities	Electric Available, Sewer Available, Water Available
Parking	Gravel Driveway
View	Trees/Woods, Scenic Vista
Has Pool	Yes
Pool	Pool (In-Ground)

Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Dryer-front loading, ENERGY STAR Refrigerator, Oven/Range-Electric, Washer-front loading, Water Heater
Heating	Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick, Mantel(s), Wood, Other, Stone
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Fiber Cement Siding
Exterior Features	Exterior Lighting, Gutter System, Outbuilding Apartment, Secure Storage, Sidewalks, Stone Retaining Walls, Other, Patio, Pool (In-Ground), Sport Court, Tennis Court(s)
Lot Description	Backs to Trees, Landscaping, No thru street, Not In Development, Private, Lot Premium, Poolside, Rear Yard, Secluded, Trees/Wooded, Partly Wooded
Windows	Double Pane, Insulated, Low-E, Skylights, Screens, Vinyl Clad, ENERGY STAR Qualified
Roof	Shingle, Metal
Foundation	Concrete Perimeter

School Information

District	NEW HOPE-SOLEBURY
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Additional Information

Zoning	TNC
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Listing Details

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Listing information last updated on May 5th, 2024 at 2:45pm EDT