

\$815,000 - 1991 Stony Garden Rd, KINTNEERSVILLE

MLS® #PABU2037760

\$815,000

4 Bedroom, 3.50 Bathroom, 3,300 sqft
Residential on 5 Acres

NON AVAILABLE, KINTNEERSVILLE, PA

A lot of Value at this price! Here is a Rare opportunity to purchase an (almost) new Custom Home that sits on 5+ acres near Lake Nockamixon. Every detail was considered when this 3300 sf home was built. Here you will find a beautiful home with in-law suite that provides outdoor living at its best. Built in 2019 by the award winning Rotelle Development Company, this Wellesley (e)++ Luxury model was greatly modified and is full of upgrades which sets this home above the rest.

As you pull into the drive, you will love the secluded feeling this lot provides. It's like a little piece of heaven carved out of the woods. Inside, the first thing you will notice is the 7" wide, European White Oak random length flooring, the 9" ceilings, beautiful crown molding, and the abundance of natural light. The best way to describe the kitchen is that it is magazine ready. The 8" center island with built ins and a breakfast bar overhang is a great gathering point for families and friends. The dark wood custom cabinets with crown molding finishes along with the Level 3 granite, GE Café Series appliances, and farmhouse sink gives a feeling of luxury and sophistication. The breakfast room includes a wall of windows that provides a perfect view of the rear yard and all its natural beauty. More views of the rear yard can be found in the large living room which comes complete with a stone surround fireplace and a



custom mantle that has a built-in media storage area. Rounding out the first floor is a hall that provides access to a half bath, garage, and the entrance to the in-law suite.

Upstairs, you will find 3 bedrooms. The master suite was designed for rest and relaxation. Enjoy mornings as you walk into the radiant heated floors of the master bathroom. Come and let the stress of life float away as you Relax in the extra-large Vanity Art freestanding bathtub. Every day you will be able to enjoy the extra wide shower that comes with a granite top seat and a rain shower head. Do you have a family member that you want close but also to have their own space? This home was specifically designed to accommodate that need. The 1-bedroom in-law suite (with its separate stairwell) includes a full bath, living room, kitchen, and large bedroom. Large windows here also allow you to enjoy the views of nature.

Do you have a 4-legged family member? Just inside the side entrance you will find that a pet shower stall has been roughed in and is ready to be finished. Looking for a large walk-out basement with the flexibility to make your wildest dreams come true? There is an additional 1,459 sf here to make that happen. Like golf? Just imagine having an indoor practice range 365 days a year. Or maybe a home theater is more your style. The extra high ceiling height gives you the ability to do almost anything here.

In addition to the above items, this list long list of upgrades includes solid core interior doors, double/-hung tilt-in Anderson windows, a 3-zoned 13 SEER HVAC system, 7 extra windows, a drywall finished garage, in-wall speaker wiring, a generator interlock switch, and Hardie board exterior siding.

To help summarize things, this home has \$80k in upgrades and \$50k+ in site improvements. There is no way you can build this home at this price today. This home has the everyday features that today's busy family needs and it also enables you to have your own space to enjoy each other as well as the abundance of natural beauty and wildlife. Schedule your private showing today. You don't want to miss out on this one.

Built in 2020

Essential Information

MLS® #	PABU2037760
Sold Price	\$815,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,300
Acres	5.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	June 23rd, 2023

Community Information

Address	1991 Stony Garden Rd
Area	Haycock Twp (10114)
Subdivision	NON AVAILABLE
City	KINTNERSVILLE
County	BUCKS-PA
State	PA
Zip Code	18930

Amenities

Parking	Asphalt Driveway, Paved Driveway, Private
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Garden/Lawn, Trees/Woods

Interior

Heating	Forced Air, Zoned, Heat Pump - Gas BackUp
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Foundation	Concrete Perimeter, Slab

School Information

District	QUAKERTOWN COMMUNITY
Middle	STRAYER
High	QUAKERTOWN COMMUNITY SENIOR

Additional Information

Zoning	RP
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Listing Details

Listing Office	Keller Williams Real Estate-Montgomeryville
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Listing information last updated on May 3rd, 2024 at 8:15pm EDT