

# **\$1,050,000 - 35 Rope Walk Rd, ERWINNA**

MLS® #PABU2037896

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## **\$1,050,000**

0 Bedroom, 0.50 Bathroom, 875 sqft

Residential on 51 Acres

000, ERWINNA, PA

There are a total of three separate lots that constitute the entire 51 acre tract. The stone cabin sits at the end of a very long gravel driveway and enjoys a totally secluded setting on the edge of the woods. The cabin itself has just been completely renovated and plans have been drawn for a handsome three bedroom addition. This wonderful setting is nestled in the heart of Tinicum Township, one of the most scenic and sought after locations in Bucks County, Pennsylvania. It is approximately 4 miles from the Delaware River and 10 minutes to charming Frenchtown, New Jersey. Doylestown, the County Seat lies approximately 30 minutes to the South. This gorgeous property has great interest to Tinicum Conservancy who would like to preserve these parcels from any future development. There may be substantial financial benefit to next owner in either cash or considerable tax write offs.

### **THREE SEPARATE AND CONNECTING PARCELS:**

TM#44-015-002      30.5 ACRES

TM#44-015-006-001      7.7 ACRES

TM#44-006-120      14 ACRES

SELLER IS GIVING A \$45,000 CREDIT FOR THE INSTALLATION ON NEW, APPROVED SEPTIC SYSTEM

Built in 1985

## **Essential Information**



MLS® #	PABU2037896
Sold Price	\$1,050,000
Bathrooms	0.50
Half Baths	1
Square Footage	875
Acres	51.00
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow, Cabin/Lodge
Status	Closed
Sold Date	June 8th, 2023

### Community Information

Address	35 Rope Walk Rd
Area	Tinicum Twp (10144)
Subdivision	000
City	ERWINNA
County	BUCKS-PA
State	PA
Zip Code	18920

### Amenities

Amenities	Wood Floors
Utilities	Electric Available
Parking	Crushed Stone
View	Mountain, Pasture

### Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Range, Dishwasher, Refrigerator, Stainless Steel Appliances, Dryer, Washer, Water Heater
Heating	90% Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Gas/Propane
# of Stories	1
Stories	1 Story

**Exterior**

Exterior	Stone
Lot Description	Front Yard, Interior, Open, Partly Wooded, Rear Yard, Rural, Trees/Wooded, Cleared
Windows	Double Hung, Energy Efficient
Roof	Metal
Foundation	Slab, Concrete Perimeter

**School Information**

District	PALISADES
Elementary	TINICUM
Middle	DUHRAM-NOX
High	PALIDASES

**Additional Information**

Zoning	RC
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**Listing Details**

Listing Office	Quaint Oak Real Estate
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Listing information last updated on May 5th, 2024 at 8:00am EDT