

# **\$620,000 - 52 Rope Walk Rd, UPPER BLACK EDDY**

MLS® #PABU2038622

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## **\$620,000**

4 Bedroom, 3.00 Bathroom, 2,862 sqft  
Residential on 18 Acres

000, UPPER BLACK EDDY, PA

This handsome 4 bedroom Colonial sits back nicely from the road and in the middle of a gorgeous 17.9 acre parcel, mostly wooded but meadows surround the home. The road itself is very desirable and is one of Tinicum Township's scenic roads. Very little traffic and a shortcut to nowhere.

The home itself features mostly oak floors on the first level, it has a formal dining room, eat in kitchen, family room and an inviting sunroom. There are a total of three full bathrooms, laundry room on main level with direct access to two car garage. There is a full basement. The heating system is forced hot air oil and there is central air conditioning.

There is a central vac system, 200 Amp electric service. In the side yard is a Generex generator Mod 16 KW.

A 30 x 60 foot Pole barn offers lots of room for the car enthusiast or craftsmen. A portion is heated. The upstairs has been utilized as a great entertaining room for billiards, darts, poker and an inviting bar. There is a second pole barn that is 30 x 40 feet and offers additional storage or work space, Adjacent are two small buildings that would make a shop/crafts area or a nice size chicken coop..

Make an appointment to come see this wonderful property that is in The Tinicum Conservancy and on one of Tinicum Township most desirable and sought after roads. Property being sold AS IS to settle estate. Major repairs required



Built in 1989

## Essential Information

MLS® #	PABU2038622
Sold Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,862
Acres	17.90
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	June 30th, 2023

## Community Information

Address	52 Rope Walk Rd
Area	Tinicum Twp (10144)
Subdivision	000
City	UPPER BLACK EDDY
County	BUCKS-PA
State	PA
Zip Code	18972

## Amenities

Amenities	Carpet, Chair Railing, Crown Molding, Stall Shower, Tub Shower, Wood Floors
Utilities	Cable TV, Cable TV Available, Propane
Parking	Asphalt Driveway, Crushed Stone, Gravel Driveway
# of Garages	6
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Trees/Woods, Pasture

## Interior

Interior Features	Floor Plan-Traditional
Appliances	Central Vacuum, Cooktop, Cooktop-Down Draft, Dishwasher, Dryer - Electric, Ice maker, Microwave, Oven-Single, Refrigerator, Stove,

	Washer-front loading
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Frame, Cedar Siding
Exterior Features	Outbuilding Apartment, Boat Storage
Lot Description	Backs to Trees, Front Yard, Interior, Irregular Lot, Level, Open, Partly Wooded, Rear Yard, Road Frontage, Rural, Secluded, Trees/Wooded
Windows	Double Pane
Roof	Asphalt
Foundation	Concrete Perimeter

## School Information

District	PALISADES
Elementary	TINICUM
Middle	DURHAMNOX
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 April 29th, 2024 at 7:30am EDT