

\$277,742 - 914 Upper State Rd, CHALFONT

MLS® #PABU2040468

\$277,742

2 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 1 Acres

NONE AVAILABLE, CHALFONT, PA

What an ideal situation! This 0.6-acre lot in Chalfont/New Britain Twp offers two amazing features: First, it is set far off Upper State Rd, affording it rare privacy for this location. Secondly, it backs to 20+ acres of farmland delivering beautiful scenic vistas from the comfort of its secluded backyard. What a perfect opportunity! You can either live very comfortably in the 2-bedroom, 2-bathroom manufactured home, or live there while building your dream home. Other new construction homes in the area have recently sold on average for \$1.5M. Therefore, this price point allows ample room in the budget to build without over-improving for the area. Inside, it is clean and tidy! Enter in through the living room with ample room. From here, a back door opens to the backyard. The roomy kitchen features stainless steel appliances and enough space for a table. Or skip the table and add an island with some stools. The versatile dining room can be used as an additional sitting room (as shown in the pictures), or it provides the perfect location for a home office or home gym. Additionally, there is a laundry closet in this area. Meanwhile, the two bedrooms are located on the opposite end of the home affording it some quiet away from the main living areas of the home. First up is the adorable secondary bedroom which is serviced by the hall bathroom. Tucked away at the end of the hall is the primary bedroom with its own private bathroom. Both bathrooms have been updated with marble counters. And



yet, if remaining in the home or building a brand-new home are not enough options for you, a third choice exists! Purchase the home as an investment: The manufactured home has been successfully used as rental income. It is currently also on the market as a rental for \$1,700. Purchase as an investor and you can collect the \$20,000 a year it earns. There is a Right of Use agreement in place for the driveway to access this "tucked-in-the-back" lot. Electric service, well and private sewer are already hooked up and in place. Conditions of well and sewer are strictly "as is". This is a great alternative to renting! Live in the home until and if you should ever want to build.

Built in 1998

Essential Information

MLS® #	PABU2040468
Sold Price	\$277,742
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.63
Year Built	1998
Type	Residential
Sub-Type	Manufactured
Style	Rancher, Other
Status	Closed
Sold Date	July 7th, 2023

Community Information

Address	914 Upper State Rd
Area	New Britain Twp (10126)
Subdivision	NONE AVAILABLE
City	CHALFONT
County	BUCKS-PA

State	PA
Zip Code	18914

Amenities

Amenities	Carpet, CeilingFan(s), Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Tub Shower, Shades/Blinds
Utilities	Cable TV, Above Ground, Electric Available, Phone Available, Propane, Sewer Available, Water Available
Parking	Crushed Stone
View	Scenic Vista

Interior

Appliances	Dishwasher, Dryer - Electric, Exhaust Fan, Oven/Range-Electric, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

Exterior

Exterior	Mod/Manuf
Lot Description	Cleared, Front Yard, Level, No thru street, Not In Development, Open, Private, Rear Yard, SideYard(s)
Roof	Asphalt

School Information

District	CENTRAL BUCKS
Elementary	BUTLER
Middle	UNAMI
High	CENTRAL BUCKS HIGH SCHOOL SOUTH

Additional Information

Zoning	SR-2
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Listing Details

Listing Office	RE/MAX Centre Realtors
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Listing information last updated on May 6th, 2024 at 4:16pm EDT