

\$455,000 - 2323 Meridian Blvd, WARRINGTON

MLS® #PABU2040628

\$455,000

2 Bedroom, 2.00 Bathroom, 2,243 sqft
Residential on 0 Acres

MERIDIAN VALLEY SQ, WARRINGTON, PA

You aren't looking for a change of scenery
" you want a change in LIFESTYLE. Many
communities use phrases like
"maintenance-free" and "convenient"
meaning your lawn is mowed and the
community is located somewhere near
civilization. The Meridian at Valley Square is
different from those low-amenity communities
in every way. Talk about a convenient location:
how about set back on its own for peace and
quiet but a pleasant walk down the street to a
beautiful upscale outdoor shopping area
including a Wegmans! You will never run out
of milk again. In addition to the shopping, there
are several restaurants, both table service and
quick serve. Valley Square itself is set by two
major routes. Whether you are going to Philly,
Montco or lower Bucks County the location
couldn't be better. Maintenance-free at
Meridian means that, not only is your
landscaping taken care of including multiple
fountains, hardscape and landscape but in
addition the interior common areas are
beautifully decorated and cleaned regularly.
Security is a priority with multiple points of
controlled entry prior to gaining access to your
building. Need more amenities? This
pet-friendly community features walking and
jogging trails, a large outdoor heated saltwater
pool, and a clubhouse with billiard room,
fitness center, library, gathering rooms and
game rooms. Now that you are sold on the
location " let's get to the home itself!
This penthouse corner unit is filled with light



and is nestled away in the quietest part of the complex. The largest of the floorplans, this home features: a large central great room with fireplace, wet bar with built in cabinetry, hardwood floors and sliding glass doors to the balcony. The balcony is the perfect place for a cup of coffee and Wordle. The great room is open to the formal dining room and kitchen with expansive cherry cabinetry and granite countertops, center island, desk/prep area and pantry. The two bedrooms are located on opposite sides of the great room for maximum privacy. The primary bedroom features a large sitting room with a pretty view, double walk in closets and spacious primary bath with soaking tub and separate stall shower. The second bedroom is generously sized with large closets and second full bath. The washer, dryer and utility tub are conveniently located in a large closet. The unit comes complete with one car garage with individual entry door and a large first floor secure storage space. New electric hot water heater. Donâ€™t just change locations â€“ change your life!

Built in 2007

Essential Information

MLS® #	PABU2040628
Sold Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,243
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Condo/Unit
Status	Closed
Sold Date	May 10th, 2023

Community Information

Address	2323 Meridian Blvd
Area	Warrington Twp (10150)
Subdivision	MERIDIAN VALLEY SQ
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

Amenities

Amenities	Carpet, Soaking Tub, Tub Shower, Shades/Blinds, Sprinkler System, Built-Ins, CeilingFan(s), Crown Molding, Pantry, Recessed Lighting, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Wpool Jets, Wood Floors
Utilities	Cable TV
Parking	Paved Parking
# of Garages	1
Garages	Additional Storage Area, Garage - Rear Entry, Garage Door Opener, Inside Access, Oversized
Has Pool	Yes

Interior

Interior Features	Flat, Floor Plan-Open
Appliances	Built-In Microwave, Refrigerator, Stove, Dishwasher, Disposal, Instant Hot Water
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s), Marble
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Sidewalks, Exterior Lighting, Street Lights, Water Fountains
Roof	Asphalt

School Information

District	CENTRAL BUCKS
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Additional Information

Zoning OBD

Listing Details

Listing Office Long & Foster Real Estate, Inc.

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Listing information last updated on May 1st, 2024 at 7:15pm EDT