

# **\$447,500 - 32 Sagebrush Ln, LANGHORNE**

MLS® #PABU2040872

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## **\$447,500**

2 Bedroom, 2.00 Bathroom, 1,748 sqft  
Residential on 0 Acres

### **FLOWERS MILL, LANGHORNE, PA**

If you're looking for your forever home, this is definitely for you! Welcome to the fascinating, well-maintained 2-bed, 2-bath single house located in the heart of The Villages of Flowers Mill Community Association!

The exterior is a combination of red brick and vinyl siding, gorgeous landscaping, and an asphalt driveway with a spacious 2-car garage.

The generous and bright living room greets you upon entering and features hardwood floors, a coat closet right by the door, and large windows, providing plenty of sunlight.

The kitchen boasts an enormous island making it feel open and airy, as well as plenty of tall oak cabinets and counter space. The breakfast room features a patio door to the updated deck, making entertaining a breeze!

The family room charms you with high ceilings and plenty of open space. The laundry is conveniently located on the main level. The main bedroom includes a huge walk-in closet and a big bathroom with a double vanity. The second bedroom features a closet with plenty of space for extra storage. The hallway bathroom offers a rainfall shower. The full basement has high ceilings and is waiting to be turned into a living space. Enjoy the 2-car garage with interior access, door openers, access to the attic, and plenty of space for extra storage.

The Villages of Flowers Mill - community association creates a carefree existence for residents by taking care of the lawn, snow



removal, and maintenance of the clubhouse and picturesque natural walking trails. Outdoor amenities include tennis courts, a putting green, an outdoor pool, and beautiful nature trails that offer hiking and biking opportunities. Indoors there is also something for everyone, including a library, computer room, billiards room, card room, and for the arts and crafts minded a craft center with a kiln. House has new HVAC, new whole house generator and new 200 Amps service panel. This house is within minutes of restaurants, malls, and main roads, which makes it a real gem. Donâ€™t wait for the next year, hurry up and make it your forever home!

Built in 2000

**Essential Information**

MLS® #	PABU2040872
Sold Price	\$447,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,748
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Closed
Sold Date	July 20th, 2023

**Community Information**

Address	32 Sagebrush Ln
Area	Middletown Twp (10122)
Subdivision	FLOWERS MILL
City	LANGHORNE
County	BUCKS-PA
State	PA

Zip Code	19047
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### Amenities

Amenities	Attic, Carpet, Entry Lvl BR, Wood Floors, Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

### Interior

Interior Features	Efficiency
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Refrigerator, Stove, Washer
Heating	Central, Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

### Exterior

Exterior	Frame, Brick Front
Exterior Features	Gutter System, Sidewalks, Tennis Court(s), Street Lights, Deck(s), Porch(es)
Lot Description	Front Yard, Rear Yard, SideYard(s)
Windows	Double Hung, Double Pane, Vinyl Clad
Roof	Shingle
Foundation	Concrete Perimeter

### School Information

District	NESHAMINY
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### Additional Information

Zoning	R1
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### Listing Details

Listing Office	Keller Williams Real Estate-Langhorne
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