

# **\$1,200,000 - 1199 Eagle Rd, NEWTOWN**

MLS® #PABU2042448

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## **\$1,200,000**

5 Bedroom, 4.50 Bathroom, 4,568 sqft  
Residential on 4 Acres

NONE AVAILABLE, NEWTOWN, PA

Located on over 3+ acres in Upper Makefield, this beautiful reproduction farmhouse captures the charm and beauty of historic Bucks County with all the benefits of modern amenities.

Updated and expanded in 2013, this home is immediately inviting with its blue stone walkway and expansive front porch surrounded by mature trees in its picturesque setting. The expansive foyer welcomes you with its turned wood staircase, custom moldings and slate floor. Cherished celebrations can be held in the elegant and spacious dining room with deep-sill windows, crown molding with up-lighting, wainscoting, a double-sided fireplace with a custom surround along with 2 built-in butler's pantries for extra space. For easy entertaining, the gourmet kitchen boasts granite counters, a Wolf range, Subzero refrigerator, and center island. A bright and sunny breakfast area with windows overlooking the private backyard is the perfect spot for enjoying nature while sipping on your morning coffee and opens into the amazing gathering room. Truly the heart of this home, this warm and inviting space is graced with a wall of windows, vaulted ceiling, varied width wood floors, and a stone floor to ceiling wood burning fireplace. For seamless entertaining and every-day life, French doors lead out to the beautiful and sprawling lpe deck with multiple entertaining and dining spaces and step down to the sparkling blue pool. Adjacent to the kitchen is a large study complete with fireplace and beamed ceiling.



Offering convenience and wonderful versatility is a 1st floor main suite with abundant built-in closet space, vaulted ceiling and newer spa-like bath with wood lined walls, river rock shower, heated floors, and dual marble vanity. Completing the 1st floor and accessed directly by the farmer's porch entrance is a spacious mud/laundry room, half bath and rear staircase. Upstairs, the open and airy hall overlooks the cozy gathering room. Ideal for multi-generational living, the upper level consists of 2 potential additional main suites, one with large closets and a private bath, the other with a brick wood-burning fireplace, sitting area and private bath. Two additional spacious bedrooms share a large hall bath with newer dual vanities and tub/shower. Additional amenities include an in-ground pool, attached 2 car garage, easy full staircase access to attic storage, whole house generator and ample parking. An unfinished walk out lower level offers plenty of storage and unlimited possibilities. Come enjoy this desired country setting and comfortable living with access to the nearby Delaware Canal, Delaware River, Bowmans Tower Park and shopping and dining in both New Hope and Newtown. All this in Council Rock schools, move in ready and on a beautiful private lot - this gorgeous home will not disappoint!

Built in 1970

### **Essential Information**

MLS® #	PABU2042448
Sold Price	\$1,200,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,568
Acres	3.87

Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Closed
Sold Date	May 11th, 2023

### Community Information

Address	1199 Eagle Rd
Area	Upper Makefield Twp (10147)
Subdivision	NONE AVAILABLE
City	NEWTOWN
County	BUCKS-PA
State	PA
Zip Code	18940

### Amenities

Amenities	Additional Stairway, Attic, Built-Ins, Butlers Pantry, Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Garage - Side Entry, Additional Storage Area, Inside Access
View	Garden/Lawn, Trees/Woods
Has Pool	Yes
Pool	Pool (In-Ground)

### Interior

Interior Features	Floor Plan-Open
Heating	Baseboard - Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Frame
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Exterior Features	Exterior Lighting, Porch(es), Deck(s), Pool (In-Ground)
Foundation	Other

**School Information**

District	COUNCIL ROCK
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**Additional Information**

Zoning	CM
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**Listing Details**

Listing Office	Jay Spaziano Real Estate
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Listing information last updated on May 2nd, 2024 at 2:45am EDT