

\$954,000 - 45 Sauerman Rd, DOYLESTOWN

MLS® #PABU2042768

\$954,000

3 Bedroom, 1.50 Bathroom, 2,131 sqft
Residential on 7 Acres

PEBBLE HILL, DOYLESTOWN, PA

This is a wonderful opportunity to finally own a quintessential Stone Farmhouse in, not just Bucks County, but sought after Doylestown Township, just 3 minutes from the center of Doylestown. Setting is EVERYTHING and this one is a "10". The rolling undulation of 7+ acres is home to the stone residence, the barn with terrific possibilities, open fields for animal lovers and a healthy size stream fed pond.

The stone walls and terraces surrounding the home add a level of elegance to outside entertaining. The Irony of this amazing park like setting is that Sauerman Park is directly across the road offering even more lovely views of nature. The historic barn appears to be well maintained and in solid condition. The interior of this special property has beautiful random width pine floors, 2 fireplaces and a wood burning stove. Updating will make it your dream home but not to worry about over improving a property like this one.

Easy to show and our pleasure to sell.



Built in 1795

Essential Information

MLS® #	PABU2042768
Sold Price	\$954,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	2,131
Acres	7.20
Year Built	1795
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Closed
Sold Date	July 12th, 2023

Community Information

Address	45 Sauerman Rd
Area	Doylestown Twp (10109)
Subdivision	PEBBLE HILL
City	DOYLESTOWN
County	BUCKS-PA
State	PA
Zip Code	18901

Amenities

Amenities	Pantry, Exposed Beams
Parking	Asphalt Driveway, Fenced, Private
# of Garages	2
Garages	Garage - Side Entry
View	Creek/Stream, Pond, Pasture

Interior

Interior Features	Floor Plan-Traditional
Appliances	ENERGY STAR Refrigerator, Exhaust Fan, Oven/Range-Electric, Microwave, Refrigerator
Heating	Hot Water, Radiator
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	3
# of Stories	3
Stories	3

Exterior

Exterior Features	BBQ Grill, Outbuilding Apartment, Secure Storage, Stone Retaining Walls, Patio, Porch(es), Porch-wraparound, Split Rail Fence
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Lot Description	Backs to Trees, Landscaping, Pond, Private, Stream/creek
Roof	Shingle, Pitched
Foundation	Stone, Other

School Information

District	CENTRAL BUCKS
Elementary	KUTZ
Middle	LENAPE
High	CENTRAL BUCKS HIGH SCHOOL WEST

Additional Information

Zoning	R1
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Listing Details

Listing Office	J Carroll Molloy
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