

# \$993,950 - 242 Grove Valley Ct, CHALFONT

MLS® #PABU2043174

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## \$993,950

4 Bedroom, 3.50 Bathroom, 3,291 sqft  
Residential on 0 Acres

### GROVE VALLEY FARM, CHALFONT, PA

Move-In this May! This home was reduced by \$70,000 & offering \$10,000 in closing cost credit! This Stanton Craftsman features 3,291 square feet of open living space! Finish the walk-out basement and add an additional 851 square feet to this home. The foyer welcomes you with a formal dining and sunny living room area. As you continue through the home, the family room ceiling heights soar up to 18'™. The family room also features windows flanking the fireplace ideal for setting your television or prized artwork directly above. Work from home? This home has a first-floor study complete with French doors entering the space! Enjoy entertaining guests from the adjoined kitchen suited with a large center island with enough room to seat four. The cabinets, countertops, and flooring are yours to select from our gorgeous design studio. Off the kitchen is a 10'™X16'™ composite deck overlooking the property. The dramatic hardwood staircase with open railings leads to the 2nd floor hallway where you'll find 4 bedrooms, 3 full bathrooms, and a laundry room. The Owner's Suite and En-Suite showcases a freestanding soaking tub, walk-in shower, two very spacious closets, and separate vanities. The unfinished walk-out basement is equipped with 9'™ ceiling heights, full bathroom rough-in plumbing, and sliding glass door to access your backyard. Price is inclusive of base price, lot premium, electrical upgrades, structural upgrades AND kitchen appliances. Designer finishes remain



to be selected. Start designing your dream home with our gracious incentive. Schedule your appointment today!  
Ideally situated near commuter routes with easy access to Routes 476, 202, 309 and 611. Please note, Hardscaping to home is limited due to impervious coverage restrictions.

Built in 2023

**Essential Information**

MLS® #	PABU2043174
Sold Price	\$993,950
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,291
Acres	0.18
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Closed
Sold Date	July 7th, 2023

**Community Information**

Address	242 Grove Valley Ct
Area	Warrington Twp (10150)
Subdivision	GROVE VALLEY FARM
City	CHALFONT
County	BUCKS-PA
State	PA
Zip Code	18914

**Amenities**

Amenities	Butlers Pantry, Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Soaking Tub, Sprinkler System, Tub Shower, Stall Shower, Walk-in Closet(s)
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Utilities	Propane
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener

## Interior

Interior Features	Floor Plan-Open
Heating	90% Forced Air, Forced Air
Cooling	Central A/C, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Concrete/Block, Vinyl Siding
Lot Description	Backs to Trees
Roof	Asphalt
Foundation	Passive Radon Mitigation

## School Information

District	CENTRAL BUCKS
Elementary	MILL CREEK
Middle	UNAMI
High	CENTRAL BUCKS HIGH SCHOOL SOUTH

## Additional Information

Zoning	RA
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## Listing Details

Listing Office	Fusion PHL Realty, LLC
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Listing information last updated on April 29th, 2024 at 4:15am EDT