

\$1,400,000 - 37 Magnolia Ct, NEW HOPE

MLS® #PABU2044290

\$1,400,000

5 Bedroom, 4.50 Bathroom, 4,229 sqft
Residential on 1 Acres

TAMARACK FARM, NEW HOPE, PA

Just outside the historic village of Carversville is Tamarack Farms, a beautifully-designed community of custom homes arranged around a small private park and surrounded by more than 180 acres of preserved land. 37 Magnolia Ct sits on a large corner lot with professionally-landscaped grounds and a truly gorgeous heated swimming pool and spa. The two-story foyer sets the tone for the classic layout of the home, custom-built by Peter Edwardson, with a central staircase, a formal dining room to the left and a parlor/study with beautiful french doors to the right. Straight ahead is the spacious kitchen, designed by Charles Weiler, with high-end stainless steel appliances, custom hardwood cabinetry, Bucks County soapstone countertops, pantry, and a large granite island bar with seating in the center. Adjoining the kitchen is a sunny breakfast room with three walls of windows, double glass doors to the raised Trex deck, and beautiful views of the expansive backyard. The sunken family room with its floor to ceiling stone fireplace is a great gathering spot for both family and guests, and there are glass doors to the deck here as well. That, coupled with the home's thoughtful design and easy flow, make the property an ideal home for year-round entertaining. Rounding out the first floor is a service area off the kitchen that offers a powder room, additional pantry space, a mudroom/work area with great storage, and easy access to the oversized, 3-car garage. Upstairs, the primary suite features a spacious



bedroom with cathedral ceiling, a large bath with both a spa tub and a walk-in glass shower, and double vanities. Additional space off the primary bedroom features a walk-in closet and a sitting area big enough for TV-viewing, a home office, or both. At the other end of the second floor is an updated hall bath, along with four additional bedrooms, one with its own ensuite bath, a dedicated laundry room (with custom cabinetry and sink), and a second staircase that leads back down to the living area. The finished basement includes a full bath, a home gym area, a family room, a wet bar, and a game room. Double glass doors that open to the back patio provide easy access to the pool, and large windows give the whole space a bright, open feel. A separate unfinished area includes a utility sink and plenty of space for extra storage. It's only a five-minute drive to the Delaware River, with easy access to all the fine restaurants and shops that Bucks County has to offer, plus an easy commute to New Jersey: just ten minutes to the Stockton Bridge and a little over 30 minutes to Princeton. Numerous additional features include: beautiful hardwood floors, transom windows and custom millwork throughout, 14KW house generator, whole house UV water purification, new exterior Royal Celect Siding, large attic suitable for finishing, landscape lighting, new pool heater, newer pool tile and coping, fully fenced backyard, fire-pit area, large backyard storage shed. NEW HOPE "SOLEBURY SCHOOL DISTRICT.

Built in 1997

Essential Information

MLS® #	PABU2044290
Sold Price	\$1,400,000
Bedrooms	5

Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,229
Acres	1.31
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	May 31st, 2023

Community Information

Address	37 Magnolia Ct
Area	Solebury Twp (10141)
Subdivision	TAMARACK FARM
City	NEW HOPE
County	BUCKS-PA
State	PA
Zip Code	18938

Amenities

Amenities	Master Bath(s), Butlers Pantry, CeilingFan(s), Wpool Jets, Sprinkler System, Water Treat System, Exposed Beams, Stall Shower, Air Filter System
Utilities	Cable TV
# of Garages	3
Garages	Inside Access, Garage Door Opener
Has Pool	Yes
Pool	Pool/Spa Combo, Concrete, Heated

Interior

Heating	Forced Air, Zoned
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Fiber Cement Siding
Exterior Features	Exterior Lighting, Deck(s), Patio, Fence, Pool/Spa Combo, Concrete
Lot Description	Cul-de-sac, Level, Front Yard, Rear Yard, SideYard(s), Open
Roof	Pitched, Shingle
Foundation	Brick/Mortar

School Information

District	NEW HOPE-SOLEBURY
Middle	NEW HOPE-SOLEBURY
High	NEW HOPE-SOLEBURY

Additional Information

Zoning	R1
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Listing Details

Listing Office	BHHS Fox & Roach-New Hope
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Listing information last updated on May 2nd, 2024 at 5:31pm EDT