

# **\$863,750 - 1374 Gabriel Ln, WARWICK**

MLS® #PABU2045398

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## **\$863,750**

4 Bedroom, 2.50 Bathroom, 3,512 sqft  
Residential on 0 Acres

### **GOLF CLUB ESTATES, WARWICK, PA**

Welcome to this impeccably maintained 4-bedroom, 2.5-bath home in the highly sought-after Golf Club Estates Community. A charming covered front porch and attractive landscaping welcome you to this Bucks County beauty. The formal living room and dining room are located on each side of the two-story entrance foyer. A stunning dining room with wainscoting, crown, and chair rail molding lead to a butler's pantry and a gorgeous kitchen with wood flooring. The living room and foyer offer crown molding and wood flooring. The large gourmet kitchen opens to a sun-filled breakfast room and an impressive family room providing the perfect floor plan for entertaining family and friends. The kitchen offers an extra-large center island, walk-in pantry, granite countertops, double oven, gas stovetop, built-in microwave, 42-inch cabinets, stainless steel appliances, butler's pantry, and recessed lighting. The breakfast room provides a cathedral ceiling, wall-to-wall windows, and a backdoor to a spacious deck area. A floor-to-ceiling stone fireplace with a raised hearth is the showpiece of the adjoining family room. Also, on the first level is a large study/office with crown molding and double French doors with a glass panel transom, and a powder room with a pedestal sink. On the upper level of this home, you will find a spacious master bedroom suite with a sitting area and a walk-in closet. The master bathroom has a granite countertop double sink vanity, soaking tub, shower, private toilet area,



ceramic tile, and a linen closet. Three additional bedrooms, a hall bathroom with a double sink vanity, a linen closet, and a convenient second-floor laundry room complete the upper level. There's more! The partially finished basement offers an extra-large media/recreation room with recessed lighting and sliding doors leading to double-wide walk-up stairs to the backyard. The basement affords improvements for future expansion with an egress window for a potential 5th bedroom/in-law suite, rough-in plumbing for a future bathroom, and 2 additional future bonus rooms for a playroom, exercise room, second office, or storage space. Additional home features include a whole house humidifier, built-in radon system, 9' ceilings on the first floor, fire suppression system, fenced yard, and carriage-style garage doors. The Gabriel Lane community will not disappoint with sidewalks and a tree-lined street, maintenance-free living with lawn maintenance including lawn mowing and lawn treatments, snow removal when conditions warrant, and trash removal provided by the HOA. This community offers a convenient location near shopping centers, major commuting routes, and train station. The nearby Warwick Township Park offers an amazing playground and a walking trail for walking or bike riding. Along with the Blue Ribbon Central Bucks School District, this home offers the luxury and neighborhood you have been looking for in the heart of historic Bucks County.

Built in 2013

### **Essential Information**

MLS® #	PABU2045398
Sold Price	\$863,750
Bedrooms	4

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,512
Acres	0.23
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Closed
Sold Date	June 27th, 2023

### Community Information

Address	1374 Gabriel Ln
Area	Warwick Twp (10151)
Subdivision	GOLF CLUB ESTATES
City	WARWICK
County	BUCKS-PA
State	PA
Zip Code	18974

### Amenities

Amenities	Butlers Pantry, CeilingFan(s), Crown Molding, Chair Railing, Formal/Separate Dining Room, Pantry, Recessed Lighting, Soaking Tub, Sprinkler System, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Cable TV, Under Ground
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access

### Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Cooktop, Dishwasher, Disposal, Exhaust Fan, Oven-Double, Oven-Self Cleaning, Stainless Steel Appliances, Water Heater, Humidifier
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Stone, Fireplace - Glass Doors
# of Stories	3
Stories	3

**Exterior**

Exterior	Frame, Stone
Exterior Features	Decorative Fence
Foundation	Slab

**School Information**

District	CENTRAL BUCKS
Elementary	WARWICK
Middle	HOLICONG
High	CENTRAL BUCKS HIGH SCHOOL EAST

**Additional Information**

Zoning	RA
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**Listing Details**

Listing Office	Real/Pro Real Estate LLC
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Listing information last updated on May 17th, 2024 at 2:31am EDT