

# \$565,000 - 841 Pelham Ave, WARMINSTER

MLS® #PABU2046070

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## \$565,000

4 Bedroom, 2.50 Bathroom, 2,662 sqft  
Residential on 0 Acres

### MEADOW WOOD, WARMINSTER, PA

Surrounded by lush greenery on an expansive lot, this home captivates all with its modern amenities and impeccable details throughout. Located in highly distinguished Warminster Township, this four-bedroom, two-and-a-half-bathroom residence truly exceeds all expectations.

Upon arrival, you are welcomed to the property by an extravagant front yard with manicured hedges and vibrant foliage in the front gardens. A custom brick walkway leads to a rustic wooden front door at the grand main entrance. Entering the home, you are greeted by a vast foyer detailed with masterful tiling and crown molding. Directly off the foyer to your right sits the living room adorned with plush carpeting, a bay window that overlooks the front yard, and crown molding. Across the hall from the living room is the formal dining room complete with plenty of space to comfortably host endless dinner parties. The dining room seamlessly flows into the gourmet chef's kitchen equipped with sleek granite countertops, tastefully tiled flooring and backsplash, a plethora of wooden cabinetry, stainless steel appliances, and recessed lighting. A warm breakfast area and direct access to the laundry room with a stationary tub complete the kitchen area. Nestled in the rear of the home is the expansive, recently renovated, family room decorated with a stone surround gas fireplace, artistic hardwood flooring, an oversized bay window, and crown



molding. The family room enjoys direct access to the bright and airy enclosed sunroom that soaks in sweeping views of the rear yard. Rounding out the main floor of this home is a convenient half bathroom.

Take the grand front wooden staircase to the second floor and find your way to the primary suite that features glistening hardwood flooring, a sizable walk-in closet, and an abundance of natural light. The exclusive ensuite bath is outfitted with expertly detailed tiling, a marble top vanity, and a large glass-enclosed stall shower. Three additional bedrooms can be found on this floor, each garnished with hardwood flooring and ample closet space. All three bedrooms share the use of a full-hall bathroom.

The commodious lower level of this home is patiently waiting to be fashioned to the buyer's taste. With plenty of space to be transformed into a second living area, a fitness studio, or a private office, this lower level has unlimited potential. This home is complete with an expansive fenced-in rear yard replete with rolling green grass, a shed, an attached two-car garage, and a substantial private driveway.

Situated in the heart of Warminster, this home sits within a few-mile radius of countless golf courses, parks, restaurants, and major shopping. 841 Pelham Avenue finds itself in the Centennial School District, with many prestigious private schools in the area as well. Conveniently located right off Street Road, with easy access to Route 611 and I-276, this home makes commuting a breeze.

Built in 1963

## **Essential Information**

MLS® #	PABU2046070
Sold Price	\$565,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,662
Acres	0.43
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Closed
Sold Date	May 10th, 2023

### Community Information

Address	841 Pelham Ave
Area	Warminster Twp (10149)
Subdivision	MEADOW WOOD
City	WARMINSTER
County	BUCKS-PA
State	PA
Zip Code	18974

### Amenities

Amenities	Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Master Bath(s), Pantry, Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Wood Floors
Parking	Asphalt Driveway, Lighted Parking, Paved Parking, Paved Driveway, Private
# of Garages	2
Garages	Additional Storage Area, Built In, Covered Parking, Garage Door Opener, Inside Access, Oversized
View	Street, Trees/Woods

### Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Cooktop, Dishwasher, Dryer, Instant Hot Water, Refrigerator, Stove, Stainless Steel Appliances, Washer, Water

	Dispenser, Water Heater
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Stone
# of Stories	3
Stories	3

## Exterior

Exterior	Frame
Exterior Features	Exterior Lighting, Flood Lights, Secure Storage, Porch-enclosed, Patio, Porch(es), Porch-screened, Chain Link Fence, Decorative Fence
Lot Description	Front Yard, Landscaping, Lot Premium, Rear Yard, SideYard(s), Trees/Wooded
Windows	Screens, Wood Frame, Sliding
Roof	Shingle
Foundation	Block

## School Information

District	CENTENNIAL
High	WILLIAM TENNENT

## Additional Information

Zoning	R2
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## Listing Details

Listing Office	Compass RE
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Listing information last updated on April 30th, 2024 at 2:05am EDT