

\$3,170,000 - 2445 River Rd, NEW HOPE

MLS® #PABU2046236

\$3,170,000

4 Bedroom, 4.50 Bathroom, 4,300 sqft
Residential on 2 Acres

NONE AVAILABLE, NEW HOPE, PA

Back on the market with recent improvements! The privacy that abounds on this lovely, nearly 2 acre enclave gives the feel of being on an island yet only steps away from the vibrant downtown lifestyles of New Hope and Lambertville, tucked away and hidden from view along New Hope's North Main Street. Enter the long, gated drive and take in the breathtaking beauty of the gorgeous specimen plantings and admire the storybook outbuildings that are cleverly positioned to provide convenient accessibility to one another while preserving the private, village feel. The main house, circa 1800's, has all of the character and charm of a vintage home yet has been completely restored and expanded to offer the amenities for today's lifestyle. This includes an extensive first floor Study and full bath that can serve as a main floor bedroom suite. The New Kitchen is bright and open to the Sunroom allowing for easy entertaining and the beauty of the outdoors to be a focal point of the interior. This home has been lovingly maintained and features New double-hung windows, New updated baths, many rooms with radiant heat floors, New 4 zone HVAC, speaker system and custom lighting throughout. Just across the brick walkway from the crystal, saltwater pool is the stunning Pool house with expansive recreation space including a hidden yoga/fitness studio with its own baths. Highlighting wonderful versatility, this space is graced with a soaring ceiling, wood floors, wood-burning fireplace



and double garage. This special property also has a detached 200 s.f. cottage perfect for guests or days that you do not need to commute to a workplace. The professionally designed outdoor spaces bring the enclave to life with winding walkways that connect all of the buildings, whimsical fountains, wonderful entertainment areas including dining terraces and a dock with direct canal access. No expense has been spared in the thoughtfulness that the property offers. Additional amenities include a 12 zone irrigation system, whole property 60k generator, extensive exterior lighting for evening entertaining, deer fencing and so much more to experience. If you are looking for a quiet retreat near the towpath, shopping and entertainment in beautiful Bucks County than look no further. Truly a magical experience!

Built in 1850

Essential Information

MLS® #	PABU2046236
Sold Price	\$3,170,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,300
Acres	1.77
Year Built	1850
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Closed
Sold Date	July 10th, 2023

Community Information

Address	2445 River Rd
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Area	Solebury Twp (10141)
Subdivision	NONE AVAILABLE
City	NEW HOPE
County	BUCKS-PA
State	PA
Zip Code	18938

Amenities

Amenities	Built-Ins, Exposed Beams, Formal/Separate Dining Room, Pantry, Recessed Lighting, Soaking Tub, Stall Shower, Upgraded Countertops, Wpool Jets, Wood Floors
# of Garages	2
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Inside Access, Garage Door Opener
View	Garden/Lawn, Canal
Has Pool	Yes
Pool	Heated, Pool (In-Ground), Saltwater

Interior

Interior Features	Floor Plan-Open
Heating	Baseboard - Electric, Forced Air, Heat Pump(s), Hot Water, Radiant
Cooling	Central A/C, Wall Unit, Window Unit(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas/Propane, Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Extensive Hardscape, Exterior Lighting, Outbuilding Apartment, Water Fountains, Balcony, Patio, Terrace, Pool (In-Ground)
Foundation	Other

School Information

District	NEW HOPE-SOLEBURY
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Additional Information

Zoning	LI
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Listing Details

Listing Office

Jay Spaziano Real Estate

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Listing information last updated on May 8th, 2024 at 12:18am EDT