

\$1,140,000 - 2518 Cindy Ln, WARRINGTON

MLS® #PABU2046606

\$1,140,000

5 Bedroom, 4.50 Bathroom, 5,331 sqft
Residential on 0 Acres

WARRINGTON SPRINGS, WARRINGTON, PA

Fall in love with this 5-bedroom, Chapel Hill II Craftsman in the Warrington Springs Community built by NVHomes. Enjoy the peace and quiet of neighborhood living, located on a premium cul-de-sac lot, while having shops, restaurants, golf courses, CB schools and major highways at your fingertips. From the moment you pull up the driveway, you will be impressed with the custom craftsman exterior, a one-of-a kind for the neighborhood. The owners hand selected the color palette, gable-style roofline, full-length porch, and the custom 4 grid design windows. No stone went unturned when it came to the design of this home both inside and out. Not only did the sellers extensively upgrade the home at purchase, they continued that list year after year. The full-length porch is the perfect greeting before entering into the beautiful foyer with 10ft ceilings (found throughout 1st floor). Every upgrade option was accounted for with the woodwork including 6" baseboards, enhanced crown molding, tray ceilings, wainscoting, open box oak treads, and the columns were custom selected. The entry foyer dazzles guests with flanked columns and the formal sitting room and dining room sit adjacent to one another. The hardwood flooring (Armstrong American Scrape Red Oak) starts in the foyer and continues throughout the main level. Continue into the heart of the home to the jaw-dropping, two-story great room. The enhanced window package provides an entire wall of windows



that flood the home with sunlight and provide fantastic views overlooking the new paver patio. The gourmet kitchen is open to the great room PLUS Morning Room was added as an upgrade. Easily holds a 10ft+ dining table and makes finished bsmt larger. Striking 42" Timberlake cabinetry pops against the darker lower cabinets of the center island. The cabinetry continues into the butler pantry where a coffee or wine bar could be set up. Stainless steel appliances include a refrigerator, dual wall ovens, gas cooktop and dishwasher. The glass patio doors in the morning room lead to the newly added custom patio including a built-in Lion premium grill, custom bar with leathered granite counters, stunning fireplace, and a Volt lighting package for evening illumination. Back inside the main level you will find a mudroom with built-in bench/lockers, half bath and a home office (flip the hall closet and transform this space into a 1st floor bedroom if desired). After a tiring day, retreat to the primary suite. Take your pick of which dual staircase to use. Enter through the double doors into the spacious bedroom with 3 windows, a tray ceiling, and additional sitting area where you can enjoy your favorite tv show. Two walk-in closets flank the hallway leading to the en suite bath. A luxurious soaking tub sits below the window allowing natural light to stream inside. Two vanities sit on either side of the tub or enjoy the walk-in shower with bench seating. Laundry is steps away. No more hauling heavy baskets around! Enjoy the open views overlooking the great room before accessing the three additional bedrooms. Two bedrooms share a Jack & Jill bath and the 4th bedroom suite has its own private bath. Is a finished basement a must? Check it off the list! It is the ultimate entertaining space and in-law suite for those looking for multigenerational living. A walk-up, welled patio door provides direct access to the patio. A wet bar with mini fridge, dishwasher

and bar seating open to a dining/entertainment area. A walk-in pantry provides additional storage along with all the unfinished space. Down the hall sits a full bath and bedroom/home office. An additional laundry area is conveniently located on this level. Additional enhancements are the garage epoxy floors, upgraded chandeliers and two HVAC systems. You will be the hit of summer parties with good eats and drinks while using your gourmet indoor & outdoor kitchens, take your pick! Donâ€™t get caught singing the blues and book your showing TODAY.

Built in 2016

Essential Information

MLS® #	PABU2046606
Sold Price	\$1,140,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,331
Acres	0.40
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Closed
Sold Date	July 28th, 2023

Community Information

Address	2518 Cindy Ln
Area	Warrington Twp (10150)
Subdivision	WARRINGTON SPRINGS
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

Amenities

Amenities	Bar, Built-Ins, Butlers Pantry, Carpet, Chair Railing, Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Paved Driveway
# of Garages	2
Garages	Built In, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized

Interior

Interior Features	Floor Plan-Open
Appliances	Stainless Steel Appliances, Oven-Double, Oven-Wall, Built-In Microwave, Cooktop, Dishwasher, Refrigerator
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantel(s), Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, HardiPlank, Stone
Exterior Features	Sidewalks, Exterior Lighting, Extensive Hardscape, BBQ Grill, Patio, Porch(es)
Lot Description	Corner Lot, Front Yard, Rear Yard
Roof	Shingle, Pitched
Foundation	Other

School Information

District	CENTRAL BUCKS
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Additional Information

Zoning	R2
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Listing Details

Listing Office	Keller Williams Main Line
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Listing information last updated on May 19th, 2024 at 2:45am EDT