

# **\$710,000 - 941 Nathaniel Trl, WARMINSTER**

MLS® #PABU2046870

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## **\$710,000**

3 Bedroom, 3.50 Bathroom, 2,548 sqft

Residential on 0 Acres

HERITAGE CR ESTS, WARMINSTER, PA

Move right into this spectacular 3BR/3.1BA home in the award winning neighborhood of Heritage Creek Estates, an active 55+ adult community in picturesque Warwick Township. This spacious Premier Ross model with bonus loft and finished basement truly offers every upgrade available and is located on a PREMIUM LOT overlooking Heritage Creek Golf Course and partial woods. This property shows like a model home, has scenic rear yard views and has been meticulously maintained by the original owner. Front door approached through a lovely garden area to dramatic cathedral ceilings and gleaming hardwood floors. Features an open dining room/living room that is both bright and spacious with wonderful flow to your eat in kitchen with granite countertops, stainless steel appliances. Gourmet kitchen opens to a breakfast room and family room with gas fireplace and sliding doors to oversized maintenance free deck with rolling scenic views. The main floor also features a spacious Primary bedroom suite with bay window, generous closet space, large neutral bathroom with jetted tub, separate walk in shower and double vanity. The main floor also includes a 2nd ensuite bedroom, powder room, laundry room and two car garage. The second floor offers a 3rd bedroom with full bath and sunny loft with unlimited potential. The lower level is fully finished and perfect for entertaining. Includes a bar area, seating area to watch flat screen TV, office space, pellet stove, storage galore, large



windows, cedar closet, craft room etc. This is truly a special home with every upgrade offered. Other features include: custom plantation shutters, designer window treatments and the list goes on. This is a must-see property loaded with upgrades in the best location! The 15,000 sq ft community club house is a short walk and includes fitness center, indoor and outdoor swimming pools, tennis courts, bocce, shuffle and numerous walking trails, etc. This is rare opportunity to secure an A+++ property in a wonderful community.

Built in 2003

### **Essential Information**

MLS® #	PABU2046870
Sold Price	\$710,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,548
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Traditional, Carriage House
Status	Closed
Sold Date	June 13th, 2023

### **Community Information**

Address	941 Nathaniel Trl
Area	Warwick Twp (10151)
Subdivision	HERITAGE CR ESTS
City	WARMINSTER
County	BUCKS-PA
State	PA
Zip Code	18974

**Amenities**

Amenities	Bar, Butlers Pantry, Chair Railing, Crown Molding, Entry Lvl BR, Recessed Lighting, Soaking Tub, Stove - Pellet, Wd Stove Insrt, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wpool Jets, Shades/Blinds, Wood Floors
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

**Interior**

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven-Wall, Range hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

**Exterior**

Exterior	Stone, Stucco
Exterior Features	Exterior Lighting, Flood Lights, Sidewalks, Tennis Court(s), Other, Deck(s)
Lot Description	SideYard(s), Landscaping, Level, Partly Wooded, Lot Premium, Rear Yard, Front Yard, Backs to Trees
Windows	Bay/Bow
Roof	Architectural Shingle
Foundation	Other

**School Information**

District	CENTRAL BUCKS
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**Additional Information**

Zoning	RA
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**Listing Details**

Listing Office	Kurfiss Sotheby's International Realty
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Listing information last updated on May 18th, 2024 at 6:03am EDT