

# **\$852,500 - 849 Duchess Dr, YARDLEY**

MLS® #PABU2047706

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## **\$852,500**

4 Bedroom, 2.50 Bathroom, 4,046 sqft

Residential on 0 Acres

### **EDGEWOOD PARK, YARDLEY, PA**

This is a fabulous home. Come see for yourself how meticulously 849 Duchess Drive has been maintained and updated since 2002.

Situated on a quiet, peaceful street in desirable Edgewood Park, this home has great curb appeal, a custom expanded floor plan, a premium lot and wonderful outdoor play space.

Begin with a welcoming foyer featuring gleaming light hardwood flooring and a striking hardwood curved staircase. Follow the hardwood floors to a spacious formal living room offering a sun drenched picture window with deep window seat and storage below. This room provides ample room for large gatherings with family and friends. A formal dining room (currently used as a music room) also has hardwood flooring with crown and chair molding. Fall in love with the remodeled center island kitchen that instantly welcomes guests and family to linger for a visit.

Featuring rich cherry wood cabinets, granite counters, tile backsplash and under cabinet lighting, the kitchen offers a generous amount of storage and workspace for the avid chef. Whether you are preparing a meal or relaxing around a table in the gorgeous vaulted breakfast room overlooking the lush backyard, this will certainly be your happy place to make fond memories. When designing the breakfast room addition the sellers added a sliding glass door to an enormous composite deck for seamless indoor/outdoor entertaining. They also extended the adjacent great room which centers around a tile-faced fireplace with wood



mantel. Curl up with a great book or play a fun game in this cozy yet incredibly spacious gathering place. A nicely appointed powder room and large combination mudroom/laundry room with access to the 2-car garage and wood deck complete the first floor. The main staircase leads to the second level with hardwood flooring, four large bedrooms and two full baths. The primary bedroom boasts a large walk-in closet and stunning recently remodeled ensuite bath with marble-look tile floor, custom seamless glass stall shower, dual wood vanity with marble counter and oiled bronze fixtures. Three other bedrooms with ample closets share a lovely remodeled hall bath with dual wood vanity, granite counter and tub/shower. Looking for extra recreation space and work space? Don't miss the finished lower level with more than 700 sq.ft. of additional living area including a dedicated in-home office, game room and a large unfinished storage area. Other recent improvements include a newer driveway, roof (2010), new Andersen windows and vinyl siding (2004 with back addition), water heater (2018), brand new kitchen range (April 2023). Take advantage of fantastic Lower Makefield Township recreation amenities including four inground pools, playground, picnic pavillion, soccer, tennis, baseball and racquetball, library and nature trails. Easy commuting to I-295, Route 1, PA Turnpike and local trains to Philadelphia and NYC. This is the one you have been waiting for...

Built in 1968

### **Essential Information**

MLS® #	PABU2047706
Sold Price	\$852,500
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	4,046
Acres	0.47
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	June 28th, 2023

### Community Information

Address	849 Duchess Dr
Area	Lower Makefield Twp (10120)
Subdivision	EDGEWOOD PARK
City	YARDLEY
County	BUCKS-PA
State	PA
Zip Code	19067

### Amenities

Amenities	Attic, CeilngFan(s), Crown Molding, Curved Staircase, Formal/Separate Dining Room, Recessed Lighting, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Under Ground
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener

### Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Extra Refrg/Frz, Oven-Self Cleaning, Refrigerator, Washer, Water Heater
Heating	Forced Air, Baseboard - Electric
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Frame
Exterior Features	Exterior Lighting, Flood Lights, Play Equipment, Sidewalks, Deck(s)
Lot Description	Front Yard, Landscaping, Level, Rear Yard
Windows	Double Pane, Energy Efficient, Bay/Bow, Double Hung, Insulated, Replacement
Roof	Asphalt, Pitched
Foundation	Concrete Perimeter

**School Information**

District	PENNSBURY
Elementary	EDGEWOOD
Middle	CHARLES H BOEHM
High	PENNSBURY

**Additional Information**

Zoning	R2
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**Listing Details**

Listing Office	Coldwell Banker Hearthside
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Listing information last updated on May 25th, 2024 at 3:03am EDT