

# \$621,000 - 5140 Sugar Hill Ct, DOYLESTOWN

MLS® #PABU2047980

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## \$621,000

3 Bedroom, 2.50 Bathroom, 2,597 sqft  
Residential on 0 Acres

### FIRESIDE, DOYLESTOWN, PA

Welcome to this rarely offered  
"Nockamixon" model end unit featuring  
a first-floor owner's bedroom and  
bathroom located on a cul-de-sac street in  
Buckingham Township and the much  
sought-after community of Fireside! A walkway  
leads from the extra-long double driveway to  
the private side entry of this most elegant  
home. The 2-story foyer boasts Brazilian  
hardwood flooring (which extends to the living  
and dining room areas) and a curved staircase  
leading to the second level. Flanked to the  
right is a spacious living room which features a  
vaulted ceiling, a gas fireplace with mantle and  
an entry door leading to the expansive rear  
deck. The dramatic 2-story dining room  
includes a double set of floor to ceiling  
windows for plenty of sunlight and an  
upgraded bronze chandelier sets the tone for  
this amazing area. A cased doorway leads to  
the gourmet kitchen which features newly  
installed cherry hardwood flooring (4/2023),  
upgraded granite counter-tops with an  
undermount double stainless steel sink and  
ceramic tile backsplash. Also included is a GE  
Profile refrigerator, a convection microwave  
and electric range (gas is available), a newer  
Bosch Silence-Plus dishwasher, white  
cabinetry, and a pantry. The adjacent  
breakfast room includes plenty of windows, an  
arched ceiling, crown, chair and wainscot  
moldings and a great place to enjoy morning  
coffee or breakfast. Exit the kitchen to a  
hallway leading to a powder room and a



first-floor laundry with cabinets, a sink and storage closet. Note that new cherry hardwood flooring was also installed in these areas. Exit the laundry room to the spacious 2-car garage! The owner's bedroom is also conveniently located on the first floor and includes a vaulted ceiling, newer Brazilian hardwood flooring, chair rail, a large walk-in and double closet and a sliding door with private access to the large backyard deck! The owner's bathroom features an Acer garden tub, walk-in shower with ceramic tile walls, a dual sink and diagonally cut ceramic tile flooring. A winding curved staircase leads from the foyer area to a spacious loft area with a full wall set of built-in shelves and cabinets which can be used as an office or recreational area. Two large bedrooms as well as a full bathroom with tub/shower complete the upper level of this most charming home. Relax or entertain on the private rear deck and enjoy one of the largest lots in Fireside. Other amenities include a newer HVAC system 11/2014, a newer hot water tank (11/2019), fresh paint throughout most of the home and much more! The location is within walking distance of Hansel Park which features walking/jogging trails, pavilions, play areas and soccer fields. Enjoy additional nearby parks such as Bush, Holicong and Central Parks, historic Doylestown Boro shopping, dining and entertainment, and easy commuting distance to New Jersey, New York and Philadelphia making this a unique and convenient place to reside. A stone's throw from historic Doylestown, the Doylestown Septa train station, multiple museums, local playhouses, shopping, and dining. It is also close to Peddler's Village and historic New Hope, the Delaware River, and an hour from the Pocono Mountains. This is truly a desirable home and will not last!

Built in 1997

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | PABU2047980          |
| Sold Price     | \$621,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 2,597                |
| Acres          | 0.37                 |
| Year Built     | 1997                 |
| Type           | Residential          |
| Sub-Type       | End of Row/Townhouse |
| Style          | Colonial             |
| Status         | Closed               |
| Sold Date      | May 31st, 2023       |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5140 Sugar Hill Ct     |
| Area        | Buckingham Twp (10106) |
| Subdivision | FIRESIDE               |
| City        | DOYLESTOWN             |
| County      | BUCKS-PA               |
| State       | PA                     |
| Zip Code    | 18902                  |

## Amenities

|              |   |
|--------------|---|
| Amenities    | Chair Railing, Stall Shower, Upgraded Countertops, Wainscotting, Shades/Blinds, Wood Floors, Walk-in Closet(s), Built-Ins, Carpet, CeilingFan(s), Crown Molding, Curved Staircase, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Tub Shower |
| Utilities    | Cable TV, Under Ground  |
| Parking      | Concrete Driveway   |
| # of Garages | 2   |
| Garages      | Inside Access, Garage - Front Entry, Garage Door Opener   |

## Interior

|            |   |
|------------|---|
| Appliances | Built-In Microwave, Oven-Self Cleaning, Oven/Range-Electric, Disposal, Refrigerator |
| Heating    | Forced Air  |

|                 |                                |
|-----------------|--------------------------------|
| Cooling         | Central A/C                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas/Propane, Marble, Mantel(s) |
| # of Stories    | 2                              |
| Stories         | 2 Story                        |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Frame, Vinyl Siding, Stone                                  |
| Exterior Features | Sidewalks, Tennis Court(s), Deck(s)                         |
| Lot Description   | Cul-de-sac, Front Yard, SideYard(s), Landscaping, Rear Yard |
| Windows           | Sliding   |
| Roof              | Asphalt, Shingle  |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                                |
|------------|--------------------------------|
| District   | CENTRAL BUCKS                  |
| Elementary | COLD SPRING                    |
| Middle     | HOLICONG                       |
| High       | CENTRAL BUCKS HIGH SCHOOL EAST |

## Additional Information

|        |    |
|--------|----|
| Zoning | R5 |
|--------|----|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Coldwell Banker Hearthside-Lahaska |
|----------------|------------------------------------|

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Listing information last updated on May 18th, 2024 at 11:45am EDT