

# **\$799,000 - 3226 Wier Dr W, WARRINGTON**

MLS® #PABU2048268

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## **\$799,000**

4 Bedroom, 3.50 Bathroom, 2,651 sqft

Residential on 0 Acres

### **RESERVE AT EMERSON FARM, WARRINGTON, PA**

Welcome to 3226 Wier Dr W, a charming residential property located in the peaceful neighborhood of Reserve at Emerson Farm, a new community built by Toll Brothers in the Central Bucks School District. Upon entering the house, you will be greeted with a warm inviting atmosphere that immediately makes you feel at HOME. This Kline Elite Carriage Home ( Top Model ) with over 2600 sq ft sits on a primary lot and features 4 spacious bedrooms, 3 full bathrooms, a Trek deck and a newly built patio that backs to trees, making it a perfect space for family gatherings and entertaining guests. The interior of the house features a well-thought-out Open floor plan that maximizes space and functionality with large windows that overlooks the beautiful trees in the yard. The main level includes a cozy family room, a dining room and a fully equipped kitchen with modern appliances, granite countertops, custom cabinetry and a walk in pantry. The kitchen also has a large center island, perfect for hosting guests and entertaining. The upper level of the house hosts four spacious bedrooms all with custom California closets, three full baths and a laundry room. The Full Basement is unfinished with built in rough plumbing making it easy for the next owner to finish to their liking. The Reserve at Emerson Farm is conveniently located near Rte 202, Street rd, Rte 611 and many surrounding restaurants and shopping centers.



Built in 2021

## Essential Information

MLS® #	PABU2048268
Sold Price	\$799,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,651
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial, Carriage House
Status	Closed
Sold Date	July 28th, 2023

## Community Information

Address	3226 Wier Dr W
Area	Warrington Twp (10150)
Subdivision	RESERVE AT EMERSON FARM
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

## Amenities

Amenities	CeilingFan(s), Chair Railing, Crown Molding, Pantry, Recessed Lighting, Stall Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Built In

## Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Disposal, Dryer - Electric, Exhaust Fan, Microwave, Oven-Wall, Oven/Range-Gas, Dishwasher, Range hood, Washer-front loading, Built-In Range

Heating	Forced Air
Cooling	Central A/C
# of Stories	2
Stories	2 Story

**Exterior**

Exterior	Frame
Exterior Features	Exterior Lighting, Sidewalks, Street Lights, Chimney Cap(s)
Lot Description	Backs to Trees, Landscaping, Private
Roof	Shingle
Foundation	Slab

**School Information**

District	CENTRAL BUCKS
Elementary	MILL CREEK
Middle	UNAMI
High	CENTRAL BUCKS HIGH SCHOOL SOUTH

**Additional Information**

Zoning	RA
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**Listing Details**

Listing Office	Keller Williams Real Estate-Blue Bell
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Listing information last updated on May 5th, 2024 at 1:45pm EDT