

# **\$1,050,000 - 81 Woodview Dr, DOYLESTOWN**

MLS® #PABU2048660

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## **\$1,050,000**

4 Bedroom, 3.50 Bathroom, 5,954 sqft  
Residential on 1 Acres

### **PEBBLE HILL, DOYLESTOWN, PA**

81 Woodview Drive is a delightfully charming and deceptively spacious dream home in Doylestown's sought-after Pebble Hill neighborhood. What looks modest from the street unfolds inside to encompass over 5,114 square feet of unique living spaces, with distinctive and dazzling areas for entertaining your loved ones. From the inviting covered front porch, step into the foyer with Bucks County flagstone flooring. To the left, make memories with your guests in a banquet-sized dining room and, to the right, a gracious living room features stone fireplace and a bay window that enables natural light to pour in. The thoughtfully designed kitchen features chef-worthy stainless steel appliances including Subzero refrigerator and Viking professional series six-burner range, plus a breakfast nook, basked in morning sunlight. An adjacent, expansive pantry hallway offers custom wooden cabinetry with ample storage for your collections of cookbooks, bakeware, small appliances, and so much more. Work from home in the private office, surrounded by clear cedar and views of the great outdoors in every beautiful season. Invite guests for football games or celebrate the holidays in the massive great room with vaulted cathedral ceilings, custom lighting, wet bar, and wall of glass doors and windows for views of the courtyard. Back past the kitchen, the cozy den summons you with its brick fireplace and reclaimed wooden mantle. The extraordinary all-season, expansive sunroom is positively



unforgettable, with its clear cedar plank cathedral ceiling, automated skylights, massive stone fireplace, and walls of floor-to-ceiling windows that perfectly frame the private backyard. Enjoy views of the one-acre property all year long, including mature specimen trees, custom landscaping, in-ground pool and spa with waterfall, surrounded by boulders for privacy. A full bathroom with zero entry tile shower is just off the den for either pool guests or convenient first-floor living. There are two fully finished basement spaces to suit your lifestyle, however you see fit. A massive private area could serve as a home gym, play room, or could accommodate your golf simulator, given the generous ceiling height. A dramatic media room for popcorn and movie nights rounds out the lower level. Just when you think youâ€™ve seen it all, hardwood floors continue through the upstairs hallway, which boasts three large bedrooms with closets that share an updated hallway bathroom. Pass through the primary suite, with bathroom and closet, to the palatial bonus room with custom built-in cabinetry, large sunny windows, and doors to a balcony for enjoying morning coffee with views of flowering trees and songs from backyard birds. The oversized two-car heated garage features a workshop and abundant storage for your outdoor toys. Pride of ownership is evidenced by the recently refinished solid hardwood floors, radiant floor heat, updated septic system, water filtration and UV system, newer roof, updated chimneys, two new AC systems, lawn sprinkler system, waterproofed basement, and countless other upgrades. This turnkey luxury home is located minutes from Doylestown Boroughâ€™s boutiques, museums, and restaurants, and assigned to award-winning Central Bucks School District. Schedule your showing while this gem is still available!

Built in 1966

## Essential Information

MLS® #	PABU2048660
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,954
Acres	1.06
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	July 26th, 2023

## Community Information

Address	81 Woodview Dr
Area	Doylestown Twp (10109)
Subdivision	PEBBLE HILL
City	DOYLESTOWN
County	BUCKS-PA
State	PA
Zip Code	18901

## Amenities

Amenities	Bar, Built-Ins, Butlers Pantry, CeilingFan(s), Chair Railing, Crown Molding, Exposed Beams, Master Bath(s), Recessed Lighting, Skylight(s), Sprinkler System, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Inside Access, Oversized
Has Pool	Yes
Pool	Fenced, Pool (In-Ground), Pool/Spa Combo, Concrete

## Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Dryer,
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	Oven/Range-Gas, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer
Heating	Forced Air, Baseboard - Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Stone, Wood, Brick
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Lawn Sprinkler, Sidewalks, Water Falls, Pool (In-Ground), Pool/Spa Combo, Concrete
Foundation	Block

## School Information

District	CENTRAL BUCKS
Elementary	KUTZ
Middle	LENAPE
High	CENTRAL BUCKS HIGH SCHOOL WEST

## Additional Information

Zoning	R1
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## Listing Details

Listing Office	Keller Williams Real Estate-Doylestown
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Listing information last updated on May 9th, 2024 at 2:46pm EDT