

\$851,000 - 5069 Ryan Rd, PIPERSVILLE

MLS® #PABU2049156

\$851,000

5 Bedroom, 3.50 Bathroom, 3,348 sqft
Residential on 1 Acres

NORTHBRANCH, PIPERSVILLE, PA

Dreaming of a stately home with a spectacular backyard oasis? Look no further! Showings begin Friday May 19 2023. Featuring an in ground pool, waterfall/grotto and spa, pride of ownership abounds in this 5 bedroom, 3 ½ bath home on .93 acres in the sought after North Branch neighborhood in the Central Bucks School District. From the welcoming front porch you are greeted by the 2 story entry flanked by the living room and the office. Straight ahead is the heart of the home with an open concept kitchen highlighted by granite counter tops and a large island with seating as well as an eat-in area. Just beyond is the family room anchored by the wood burning fireplace and bank of windows overlooking the backyard and pool area. On the other side of the kitchen is the formal dining room with plenty of space for a large dining set and adjacent to the living room. Now, outside to the patio and absolutely stunning in ground pool with waterfall and spa, all tastefully landscaped and fully fenced, creating the perfect setting for entertaining a crowd or everyday relaxation and enjoyment. The pool and spa feature various submerged seating areas as does the waterfall/grotto. The waterfall/grotto has controls for variable flow. Beyond the pool area is even more yard space for sports activities, a garden or other use. The beautiful covered porch with ceiling fan further extends the use of the outdoor space, shielding you from inclement weather. The first floor is complete with an expanded side



entrance and mudroom, full bath with shower, closet, and extensive laundry area with convenient shoe and backpack storage. Next, up the graceful staircase leading to a generous landing on the second floor. To the right is the Primary Bedroom with soaring ceilings, walk-in closets, dressing area and room for a sitting area. The spacious en suite bath offers a separate bathtub, stall shower with invisible glass door and double vanity. Upon exiting the Primary suite, there is a second bedroom with double closets. Located at the other end of the house are 3 bedrooms with ample closet space and a hall bath with tub shower. Two sets of stairs, one in the front entry area and one in the family room area, enables easy access to the second floor.

Downstairs is the finished basement with a wet bar which affords even more entertaining space, with lots of built-in bonus storage. Finally, back outside to the two story outbuilding with electricity which has space for parking two cars, workshop area and storage on the first floor. The second floor has plenty of natural light and has lots of potential. In case of a storm, there is even a proper outlet for a generator. This home has it all! Close to Doylestown, New Hope, Peddlers Village and commuter routes in the heart of bucolic Central Bucks County. Pool equipment replaced 2020-2022 include pump, in-line sanitizer, ultra temp heat pump and robot (see Sellers' Disclosure Addendum for details). Make your appointment today and enjoy the Summer in your new home!

Built in 1994

Essential Information

MLS® #	PABU2049156
Sold Price	\$851,000
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,348
Acres	0.93
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	July 11th, 2023

Community Information

Address	5069 Ryan Rd
Area	Plumstead Twp (10134)
Subdivision	NORTHBRANCH
City	PIPERSVILLE
County	BUCKS-PA
State	PA
Zip Code	18947

Amenities

Amenities	Air Filter System, Attic, Attic/House Fan, Built-Ins, CeilingFan(s), Formal/Separate Dining Room, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wood Floors
Parking	Asphalt Driveway
# of Garages	3
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Oversized
View	Garden/Lawn
Has Pool	Yes
Pool	Concrete, Fenced, Heated, Pool (In-Ground), Pool/Spa Combo

Interior

Appliances	Built-In Microwave, Dishwasher, Dryer - Electric, Oven/Range-Electric, Water Heater, Water Conditioner, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Outbuilding Apartment, Stone Retaining Walls, Water Falls, Patio, Porch(es), Roof Deck, Split Rail Fence, Vinyl Fence, Concrete, Pool (In-Ground), Pool/Spa Combo
Lot Description	Cul-de-sac, Flag Lot, Front Yard, Landscaping, No thru street, Poolside, Lot Premium, Rear Yard, SideYard(s)
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	CENTRAL BUCKS
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Additional Information

Zoning	VR
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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 5:45am EDT