

# **\$791,251 - 251 Hoover Way, YARDLEY**

MLS® #PABU2049250

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## **\$791,251**

3 Bedroom, 3.00 Bathroom, 2,638 sqft  
Residential on 0 Acres

### **REGENCY AT YARDLEY, YARDLEY, PA**

This free-standing villa is located in one of Lower Makefield's premier active adult communities, and it is practically brand new and offered at an amazing price! Drive up and notice the accented stone front exterior which provides stunning curb appeal while the walkway is finished with beautiful brick pavers. Walking in you will be greeted by a 2-story foyer and gleaming hardwood floors that extend throughout a majority of the 1st floor. The dining room is finished with crown and chair moldings and offers a large bank of windows making this a stunning sun-kissed room in which to entertain. The kitchen features maple cabinets in a unique pewter finish and has matching end panels, giving this room an elegant and high-end touch. Other features in the kitchen include; granite countertops, tile backsplash, upgraded stainless steel KitchenAid appliances, under cabinet and recessed lighting. The kitchen is open to the great room which was extended an additional 4 ft at build has a 2-story ceiling and gas fireplace with blower motor giving you the perfect spot to unwind on a chilly fall / winter evening. Just off the great room, step out onto the deck which is perfect for private entertaining and views of the natural landscape. The primary bedroom is conveniently located on the first floor and was also expanded 4 ft. as well. This room has been finished with a tray ceiling, crown molding and has a 10x8 walk in closet. The en-suite bathroom has a walk-in shower with



glass enclosure and 10x14 designer tile. There is a double vanity with plenty of drawer space along with framed mirror. Bedroom #2 is also on the first floor giving your guest a convenient space with a full bathroom just across the hall. Finishing off the 1st floor is an office / study (potential 4th bedroom if needed) along with the laundry room. Making your way to the 2nd floor you will notice the staircase was upgraded with wrought iron decorative spindles. The 2nd floor has an open loft area, making this the perfect spot for a family room / den. The 3rd bedroom and full bathroom are also on this level. For added storage space there is a full basement with sliders that walk out to the backyard as well as an additional window for extra lighting. There is rough-in plumbing for a full bath here as well. This space is ready to finish to the new owner's specification. There is a gas line run to the outside as well making BBQing a breeze. Other features this home offers are 2 zone heating and cooling, a water softener system, and ceiling fans with light kits. Regency at Yardley is a gated community that features an active, carefree way of life combining low-maintenance living with luxury homes and resort-style amenities. The center of activity at Regency at Yardley is the community's 12,000 square-foot clubhouse that features a wide variety of amenities. Within the facility is a state-of-the-art fitness center, including an indoor pool for laps and water aerobics, a group exercise room, a billiards and card room, elegant club room, tavern room and full kitchen. Outdoors, Regency at Yardley residents can enjoy many activities, including walking the trails, playing bocce or tennis and relaxing and sunning by the outdoor pool.

Built in 2017

## **Essential Information**

MLS® #	PABU2049250
Sold Price	\$791,251
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,638
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	June 27th, 2023

### Community Information

Address	251 Hoover Way
Area	Lower Makefield Twp (10120)
Subdivision	REGENCY AT YARDLEY
City	YARDLEY
County	BUCKS-PA
State	PA
Zip Code	19067

### Amenities

Amenities	Carpet, CeilngFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Garage - Front Entry, Built In, Inside Access
View	Garden/Lawn, Street, Trees/Woods
Has Pool	Yes

### Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Exhaust Fan, Refrigerator, Stainless Steel Appliances, Water Heater
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Frame
Exterior Features	Exterior Lighting, Gutter System, Sidewalks, Sport Court, Tennis Court(s), Deck(s), Patio
Lot Description	Backs to Trees, Front Yard, Rear Yard, SideYard(s)
Roof	Pitched, Shingle
Foundation	Block

### School Information

District	PENNSBURY
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### Additional Information

Zoning	R4
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### Listing Details

Listing Office	Marcolla Realty
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Listing information last updated on May 16th, 2024 at 11:04pm EDT