

# \$720,000 - 1275 Temperance Ln, RICHBORO

MLS® #PABU2049548

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## \$720,000

4 Bedroom, 2.50 Bathroom, 2,746 sqft  
Residential on 1 Acres

### WESTVIEW, RICHBORO, PA

Meticulously maintained corner home site with magnificent landscaping in Bucks County! Council Rock School District. Over 3/4 an acre of picturesque yard with in-ground pool. Immaculate! As you walk up the newly paved driveway, that features a two-car garage, you will immediately notice the 2022/2023 upgrades of all new siding, new roof and all new white aluminum trim and gutters. Enter the home foyer with a marble floor and ample closets. As you pass by an updated half bath, you will enter a large family room with recessed lighting and a brick fireplace with a wood burning insert. Open the French doors that lead into a large Florida room that features a custom-made bar with hidden storage massive glass window & doors overlooking your outdoor oasis and entertaining space featuring a recent renovated 28,000 gallon heated tiled pool with an attached hot tub and concrete pool deck. This area is surrounded by a hand laid brick patio, with a fire pit and a sprawling back yard for entertaining your family & friends. You will notice a custom built 14X24 outbuilding “pool house” that will add to your entertainment space that features a fully insulated and dry walled and carpeted first floor, with a second fully floored attic for extra storage. As you return to the house thru the family room you will notice a laundry room with full size washer & dryer, sink and ample storage. As you proceed up a short flight of steps, you will enter a beautiful 2022 newly renovated eat in



kitchen that features a new tiled floor, expansive white wood cabinetry and quartz countertops, with glass tiled backsplash, stainless steel appliances. This room overlooks the patio and pool thru a large bay window. Wainscoting flows from kitchen into generous formal dining room with hardwood floor and large bay window. As you walk into a large living room, you will notice massive new windows overlooking the front yard. As you continue up the stairs you will notice an incredible main hallway bath with a full tub with a subway tiled surround, double vanity, with tiled backsplash, ceramic plank tile floor, with white bead board wall feature. The primary bedroom with a newly renovated 2023 bath with large format tile with niches, new floor, vanity, mirror, and lighting. The nice size bedroom features a walk-in closet. This floor features two other large bedrooms with large closets. The fourth large bedroom is located up a small flight of steps with access to extended storage closets and a large partially floored attic for additional storage. This home shows beautifully in this desired neighborhood with friendly neighbors!

Built in 1977

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | PABU2049548 |
| Sold Price     | \$720,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,746       |
| Acres          | 0.79        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |

|           |                 |
|-----------|-----------------|
| Style     | Traditional     |
| Status    | Closed          |
| Sold Date | July 21st, 2023 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1275 Temperance Ln      |
| Area        | Northampton Twp (10131) |
| Subdivision | WESTVIEW                |
| City        | RICHBORO                |
| County      | BUCKS-PA                |
| State       | PA                      |
| Zip Code    | 18954                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Attic, Bar, Formal/Separate Dining Room, Master Bath(s), Upgraded Countertops |
| Has Pool  | Yes   |
| Pool      | Pool (In-Ground), Heated, Concrete  |

### Interior

|                 |   |
|-----------------|---|
| Appliances      | Built-In Microwave, Dishwasher, Dryer, Washer, Stainless Steel Appliances |
| Heating         | Heat Pump - Oil BackUp, Forced Air  |
| Cooling         | Central A/C   |
| # of Fireplaces | 1   |
| # of Stories    | 2   |
| Stories         | 2 Story   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Frame                      |
| Exterior Features | Pool (In-Ground), Concrete |
| Foundation        | Block                      |

### School Information

|          |              |
|----------|--------------|
| District | COUNCIL ROCK |
|----------|--------------|

### Additional Information

|        |    |
|--------|----|
| Zoning | R2 |
|--------|----|

### Listing Details

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Listing information last updated on May 2nd, 2024 at 1:46pm EDT