

# \$467,450 - 103 Andover Ct #44, WARRINGTON

MLS® #PABU2049626

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## \$467,450

2 Bedroom, 2.50 Bathroom, 2,562 sqft

Residential on 0 Acres

### LAMPLIGHTER VILLAGE, WARRINGTON, PA

Welcome to Lamplighter Village, an exclusive 55+ community where an active adult lifestyle meets maintenance-free living. This stunning condominium boasts an attractive open layout, high ceilings, and abundant natural light streaming in through the many windows. Step inside and immediately appreciate this beautiful home's spacious and airy feel. With 1,581 square feet of living space, all on one level, this home provides a perfect blend of comfort and luxury. As you enter the home, an office greets you just off the foyer, providing the perfect spot to work from home or catch up on emails. The family room is a showstopper, with vaulted ceilings, built-in bookcases, and a cozy corner gas fireplace that can be enjoyed from both the family room and the kitchen. Stainless steel appliances, granite countertops, a center island with a sink, and an overhang for seating are just a few of the features that make this kitchen truly special. Skylights above bathe the room in natural light, while the sunny dining area with sliding glass doors that lead out to a deck with a retractable awning is perfect for entertaining. The home boasts two large bedrooms, two full bathrooms, and a laundry room on the main floor. The primary bedroom suite features a tray ceiling and a luxurious updated primary bathroom with double sinks, a tiled stall shower with seamless glass doors, and plenty of closet space. Downstairs, a finished basement offers a large open area with Berber carpet, daylight windows, and a convenient



half-bath. The attached one-car garage with inside access makes parking a breeze, and major commuter routes are nearby. Worry-free with newer HVAC (2018). As a resident of Lamplighter Village, you'll enjoy the benefits of a well-maintained community with a low association fee that covers the common area and grounds maintenance, landscaping, snow, and trash removal. The Clubhouse is a great place to stay active and social, with an exercise room, game room, meeting room, and party room. Pets are allowed, and walking trails are located throughout the community. You're also close to shopping, dining, and entertainment. A short drive will take you to Historic Doylestown, where you'll find plenty of cultural and entertainment options. Lamplighter Village is the perfect place to call home. With a beautiful layout, modern amenities, and a fantastic location, this home offers everything you need to enjoy the best of active adult living. Come and see it for yourself and be prepared to fall in love!

Built in 2004

**Essential Information**

MLS® #	PABU2049626
Sold Price	\$467,450
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,562
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condo, Interior Row/Townhouse
Style	Rancher
Status	Closed
Sold Date	August 11th, 2023

## Community Information

Address	103 Andover Ct #44
Area	Warrington Twp (10150)
Subdivision	LAMPLIGHTER VILLAGE
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

## Amenities

Amenities	Wood Floors, Sound System, Recessed Lighting, Entry Lvl BR, Crown Molding, Chair Railing, Carpet, Built-Ins, Sprinkler System
Utilities	Cable TV, Under Ground
Parking	Paved Driveway
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener, Inside Access

## Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Oven/Range-Gas, Stainless Steel Appliances, Dryer - Gas, Dryer-front loading, Water Conditioner, Washer-front loading, Oven-Self Cleaning
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Corner, Gas/Propane, Fireplace - Glass Doors, Double Sided, Screen
# of Stories	1
Stories	1 Story

## Exterior

Exterior	Frame, Vinyl Siding
Exterior Features	Awning(s), Exterior Lighting, Sidewalks, Street Lights, Flood Lights, Deck(s)
Windows	Double Hung
Roof	Pitched, Shingle
Foundation	Concrete Perimeter

## School Information

District	CENTRAL BUCKS
Elementary	TITUS

Middle	UNAMI
High	CENTRAL BUCKS HIGH SCHOOL SOUTH

### **Additional Information**

Zoning	RESIDENTIAL
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### **Listing Details**

Listing Office	Compass RE
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Listing information last updated on May 3rd, 2024 at 4:00am EDT