

\$472,500 - 1321 Meridian Blvd, WARRINGTON

MLS® #PABU2050142

\$472,500

2 Bedroom, 2.00 Bathroom, 1,874 sqft

Residential on 0 Acres

MERIDIAN VALLEY SQ, WARRINGTON, PA

Welcome home to Meridian of Valley Square, where the living is easy and all on one level! A 55+ active, friendly lifestyle community located in the heart of beautiful Bucks County, a stoneâ€™s throw from fabulous shopping and dining at Valley Square, including a Wegmanâ€™s Supermarket! This 3rd floor, Ambassador X model corner penthouse condo, is ready for its new owner and features a large open floor plan with two balconies. Enjoy your morning coffee as the sun rises over the living room balcony, and enjoy a glass of wine and watch the sun set from your rear balcony accessed from one of the two bedrooms. As you enter the foyer you are greeted with beautiful hardwood floors throughout the main living area. The gourmet kitchen features stainless steel appliances including a GE gas cooktop, oven and microwave, a Frigidaire refrigerator, golden oak cabinets, Corian countertops, and a breakfast bar that seats four. A convenient wet bar makes entertaining a breeze! The separate dining area blends into the spacious living room. On chilly nights, cozy up to the beautiful electric fireplace with mantel. The large master suite has two large walk-in closets and has a separate sitting area that could easily be used as an office. The primary bath features an oversized shower with bench, dual sinks, and a separate vanity. The generous second bedroom is bright and cheery with a large closet and a linen closet, as well as the rear balcony. Adjacent is a full,



dual entry bath with access from the second bedroom as well as from the hallway. Also in the hallway is the laundry room with a stacked washer/dryer. Nine foot ceilings throughout, crown moldings in the living areas, and neutral paint colors make it ready to move in. This beautiful home offers recessed kitchen lighting, ceiling fans in the kitchen, living room and both bedrooms, and a 1 car oversized garage adjacent to a private secured storage area. There is plenty of parking for additional cars and guests. Enjoy maintenance free living in this pet-friendly, non-smoking community with wonderful amenities that include secure entrances, elevators, walking and jogging trails, clubhouse with fitness center, billiard room, library, meeting and game rooms, and a heated saltwater pool. Close to several public golf courses and just minutes away from great dining and shopping in Doylestown, Lahaska, and New Hope. Easy access to major routes including PA Turnpike, Routes 611, 263, and 202. Walk to the Shops at Valley Square and to Wegman's.

Built in 2007

Essential Information

MLS® #	PABU2050142
Sold Price	\$472,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,874
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Traditional
Status	Closed
Sold Date	August 11th, 2023

Community Information

Address	1321 Meridian Blvd
Area	Warrington Twp (10150)
Subdivision	MERIDIAN VALLEY SQ
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

Amenities

Amenities	Master Bath(s), Elevator, CeilngFan(s), Sprinkler System, Wet Bar/Bar, Stall Shower
Utilities	Cable TV
# of Garages	1
Garages	Garage - Rear Entry, Garage Door Opener, Inside Access, Additional Storage Area
Has Pool	Yes

Interior

Appliances	Disposal
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Marble, Electric
# of Stories	1
Stories	1 Story

Exterior

Exterior	Stucco
Exterior Features	Balcony

School Information

District	CENTRAL BUCKS
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Additional Information

Zoning	OBD
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Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on April 28th, 2024 at 2:45am EDT