

# **\$640,000 - 90 Wood Duck Ln, LANGHORNE**

MLS® #PABU2050444

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## **\$640,000**

4 Bedroom, 2.50 Bathroom, 3,287 sqft

Residential on 0 Acres

### **LAKEVIEW ESTS, LANGHORNE, PA**

Welcome to 90 Wood Duck Lane, Greenwich Model, located in the desirable Lakeview Estates. This spacious residence offers 4/5 bedrooms, 2.5 baths and a host of attractive features that make it a perfect place to call home. The main level features a thoughtfully designed floor plan that includes both formal and informal living spaces. The living room is spacious and perfect for hosting guests or enjoying quiet evenings to gather. The adjacent dining room is ideal for formal and special occasions. The heart of the home lies in the well-appointed kitchen, which boasts Jenn-Air appliances, double wall ovens, ample cabinet space and a convenient center island cooktop. The kitchen seamlessly flows into a cozy breakfast nook, providing the perfect spot for casual dining and morning coffee. Adjacent to the kitchen is the comfortable family room, complete with a wood fireplace and wet bar creating a cozy ambiance for relaxation or entertainment. This space is perfect for spending quality time with loved ones or simply unwinding after a long day. You will also find the hall powder room, laundry room and a bonus room (5th bedroom, office or other). Upstairs you'll find the tranquil main suite, featuring a generous sized bedroom, a walk in closet, sitting room and private ensuite bathroom. 3 additional bedrooms are also located on this level providing plenty of space for family members or guests. A full bathroom serves these bedrooms conveniently accommodating everyone's needs. The walk



out basement offers additional storage space and potential for customization. Outside, the property offers a serene backyard with large deck, perfect for outdoor dining, barbeques, and enjoying beautiful Bucks County weather! The yard is well maintained providing plenty of room for outdoor activities and gardening. This home is ideally situated for enjoying the charm and beauty of the surrounding area with easy access to local amenities, shopping centers, parks, schools, this home offers the perfect blend of suburban living and convenience. Don't miss the opportunity to make this colonial home your own. Schedule a showing today and envision the wonderful memories you can create in this delightful home.

PLEASE NOTE ALL carpeting was replaced by Empire carpet on Saturday, June 10, 2023.

Built in 1989

**Essential Information**

MLS® #	PABU2050444
Sold Price	\$640,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,287
Acres	0.21
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	July 12th, 2023

**Community Information**

Address	90 Wood Duck Ln
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Area	Middletown Twp (10122)
Subdivision	LAKEVIEW ESTS
City	LANGHORNE
County	BUCKS-PA
State	PA
Zip Code	19047

**Amenities**

# of Garages	2
Garages	Garage - Side Entry

**Interior**

Heating	90% Forced Air
Cooling	Central A/C
# of Fireplaces	1
# of Stories	2
Stories	2 Story

**Exterior**

Exterior	Frame
Foundation	Concrete Perimeter

**School Information**

District	NESHAMINY
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**Additional Information**

Zoning	PRD
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**Listing Details**

Listing Office	BHHS Fox & Roach-Southampton
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Listing information last updated on May 18th, 2024 at 7:03am EDT