

# **\$526,000 - 7 Decou Dr, YARDLEY**

MLS® #PABU2050572

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## **\$526,000**

4 Bedroom, 2.00 Bathroom, 1,837 sqft  
Residential on 0 Acres

### **BURGESS MANOR, YARDLEY, PA**

Welcome to the highly desirable Morris Heights Neighborhood of Bucks County Pennsylvania. This classic Cape Cod home has 4 bedrooms and 2 full bathrooms with over 1800 sqft. On a quiet street, this charming home has the benefit of both Falls Township's low taxes and the award-winning Pennsbury School District. Pride of ownership and thoughtful upgrades are evident throughout this home.

Upon entering, you can't help but notice the beautiful classic staircase, trim work and original hardwood floors that run throughout. A spacious living room with a ton of great light opens to the large kitchen and dining room combo. This well-designed kitchen features a propane gas range, Corian countertops, a large window over the sink and plenty of storage. A built-in wine rack and large island with seating for four add to this open and airy kitchen. Off the back of the kitchen is the utility room and laundry room with access to a brand-new deck. The kitchen also has access to an oversized one car garage and lots of closet space. Finishing off the first floor are two well sized bedrooms, each with good sized closets, and an updated hall bathroom with pedestal sink and shower/bath combo.

Upstairs you will find two expansive bedrooms with ceiling fans, an abundance of light and ample closet space. A full bathroom separates the upstairs bedrooms, recently remodeled



offering all the amenities a new owner could possibly need. The spacious fence-in yard features a brand-new deck, storage shed, play area and a whole house generator on the rare occasion you lose power.

This lovely neighborhood is perfect for an evening walk or bike ride. It's only minutes away from Mercer County Airport and local trains to NYC and Philadelphia. This area offers plenty of shopping and restaurants just a short drive away. With easy access to major roadways and local parks, this move-in ready home should be at the top of your list. Make your appointment today!

Built in 1967

**Essential Information**

MLS® #	PABU2050572
Sold Price	\$526,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,837
Acres	0.24
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Closed
Sold Date	July 28th, 2023

**Community Information**

Address	7 Decou Dr
Area	Falls Twp (10113)
Subdivision	BURGESS MANOR
City	YARDLEY
County	BUCKS-PA
State	PA
Zip Code	19067

## Amenities

Amenities	CeilingFan(s), Entry Lvl BR, Recessed Lighting, Wood Floors
Utilities	Electric Available, Sewer Available, Water Available, Cable TV Available
Parking	Asphalt Driveway
# of Garages	1
Garages	Garage - Side Entry

## Interior

Appliances	Dishwasher, Dryer - Electric, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central A/C
# of Stories	2
Stories	2 Story

## Exterior

Exterior	Frame
Exterior Features	Gutter System, Outbuilding Apartment, Deck(s), Vinyl Fence, Wood Fence
Lot Description	Rear Yard, Front Yard
Roof	Shingle
Foundation	Crawl Space

## School Information

District	PENNSBURY
Elementary	MAKEFIELD
Middle	WILLIAM PENN
High	PENNSBURY

## Additional Information

Zoning	NCR
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## Listing Details

Listing Office	Keller Williams Real Estate - Newtown
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