

# \$2,350,000 - 14 Meadowbrook Ct, NEW HOPE

MLS® #PABU2050604

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## \$2,350,000

4 Bedroom, 4.50 Bathroom, 5,589 sqft  
Residential on 0 Acres

### RABBIT RUN CREEK, NEW HOPE, PA

Welcome to Rabbit Run Creek, an exquisite enclave situated in the charming River Town of New Hope, Pennsylvania. As the sole gated community in this idyllic town, Rabbit Run Creek offers a truly exceptional living experience, where privacy and security take center stage. Nestled in a picturesque setting surrounded by lush greenery, this community is a haven of tranquility. The homes at Rabbit Run Creek have been meticulously designed to provide the epitome of luxury and comfort. Every detail has been carefully considered, from the spacious living areas to the high-end finishes and top-of-the-line appliances. The upgrades in this unit are too numerous to list, elevating it to a level of unparalleled distinction. As you step inside, you'll be captivated by the open concept floor plan, which is both inviting and functional. The kitchen is a culinary masterpiece, featuring a huge island, a Wolf 5-burner commercial range with a full-size oven, a Wolf Wall Oven, a Wolf Built-in Microwave, a Subzero side-by-side refrigerator, a commercial-grade hood, a Bosch dishwasher, and stunning honed marble countertops and island. The butler's pantry nestled discreetly between the dining room and kitchen area, the butler's pantry is a hidden gem designed to enhance your entertaining experience. With its stunning aesthetics matching the beauty of the kitchen, this space offers both functionality and elegance. It provides a seamless transition for serving and staging, ensuring that the flow of



your gatherings remains uninterrupted while adding a touch of sophistication to your entertaining endeavors.. The great room is adorned with a gas fireplace and a custom poured cement mantle, creating a cozy and sophisticated ambiance. A separate living room with a coffered ceiling sits adjacent to the formal entrance, along with a convenient home office. Upstairs, you'll discover the immense Main Suite, complete with an incredible ensuite bathroom, a large soaking tub, and an incredibly spacious walk-in shower. The main suite's walk-in closet, featuring an island, is the perfect finishing touch. Additionally, there are two other en-suite bedrooms, with the potential for a third bedroom on the upper level, as well as a laundry room for added convenience. Descend to the lower level of this remarkable home, where luxury and entertainment seamlessly come together. Here, you'll discover a full bathroom and a spacious bedroom, providing comfortable accommodations for guests or family members. The bar area is a true centerpiece, featuring ample bar chairs that invite socializing and relaxation. Complete with an ice maker, refrigerator drawers, and a dishwasher, this bar is fully equipped for hosting memorable gatherings. However, the true highlight of the lower level is the awe-inspiring all-glass walk-in wine cellar. Showcasing your most prized vintages in a stunning display, this wine cellar is sure to impress even the most discerning connoisseurs. Whether you're enjoying a quiet evening with friends or hosting a lively celebration, the lower level of this home offers an unrivaled space for entertainment and indulgence. Last but not least, step outside onto the enlarged blue stone patio, a captivating outdoor oasis that invites you to unwind and savor the beauty of your surroundings. Enclosed by stone walls, this meticulously crafted space exudes a sense of

privacy and tranquility. The centerpiece of this outdoor haven is the built-in Wolf grill, accompanied by a fully equipped outdoor kitchen. Whether you're hosting a casual barbecue or a gourmet feast, this outdoor culinary haven offers everything you need to create culinary masterpieces amidst the fresh air. With the enchanting combination of natural stone, built-in amenities, and ample space for lounging and dining, this patio is the perfect setting for memorable gatherings and cherished moments

Built in 2021

**Essential Information**

MLS® #	PABU2050604
Sold Price	\$2,350,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,589
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Closed
Sold Date	July 21st, 2023

**Community Information**

Address	14 Meadowbrook Ct
Area	New Hope Boro (10127)
Subdivision	RABBIT RUN CREEK
City	NEW HOPE
County	BUCKS-PA
State	PA
Zip Code	18938

## Amenities

Amenities	Built-Ins, Butlers Pantry, Carpet, Chair Railing, Crown Molding, Elevator, Exposed Beams, Formal/Separate Dining Room, Pantry, Recessed Lighting, Soaking Tub, Sprinkler System, Stall Shower, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Water Treat System, Shades/Blinds, Wine Storage, Wood Floors, Wet Bar/Bar, Sound System
Utilities	Cable TV, Propane, Under Ground, Propane - Community
Parking	Asphalt Driveway, Lighted Parking, Paved Driveway, Paved Parking
# of Garages	2
Garages	Covered Parking, Garage - Rear Entry, Garage Door Opener, Inside Access

## Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Dryer, Dryer-front loading, Energy Star Appliances, Ice maker, Microwave, Oven-Self Cleaning, Oven-Wall, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater, Oven-Single
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

## Exterior

Exterior	Frame
Exterior Features	BBQ Grill, Chimney Cap(s), Extensive Hardscape, Exterior Lighting, Street Lights
Lot Description	Backs to Trees, Landscaping, Level, No thru street, Lot Premium, PUD
Windows	Double Pane, Screens, Energy Efficient
Roof	Architectural Shingle, Asphalt
Foundation	Concrete Perimeter

## School Information

District	NEW HOPE-SOLEBURY
Elementary	NEW HOPE-SOLEBURY
Middle	NEW HOPE-SOLEBURY

High NEW HOPE-SOLEBURY

### **Additional Information**

Zoning RB

### **Listing Details**

Listing Office Biello & Black Group, LLC

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Listing information last updated on May 14th, 2024 at 6:30pm EDT