

# \$1,200,000 - 1070 Grenoble, WARMINSTER

MLS® #PABU2050608

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## \$1,200,000

4 Bedroom, 2.50 Bathroom, 3,016 sqft

Residential on 2 Acres

### ROLLING COACH ESTS, WARMINSTER, PA

Welcome to this magnificent home with an elegant design and breathtaking backyard oasis. Situated on a sprawling 1.65-acre lot, this residence boasts luxury and comfort at every turn. As you approach the property, your eyes will be drawn to the stacked stone accents that adorn the exterior and the meticulously manicured landscaping. The attention to detail exhibited in the exterior design reflects the care and craftsmanship evident throughout the entire property. Step inside and be greeted by a grand two-story foyer, setting the tone for the opulence that awaits. The main level of this home features a sophisticated dining room adorned with wainscoting and crown molding, perfect for hosting elegant dinner parties. The spacious kitchen is a chef's dream, offering a large center island, top-of-the-line appliances, and an oversized pantry to accommodate all your culinary needs. Adjacent to the kitchen, you'll find a warm and inviting living room complete with built-in shelving and a cozy fireplace. For additional living space, there is a family room which is not only a comfortable space for relaxation, but also perfect for enjoying TV shows and games. Escape to the private retreat of the primary suite, which encompasses a generously-sized bedroom, a large sitting room, and a luxurious en-suite bathroom. Pamper yourself in the bath featuring a soaking tub, separate shower, and dual sinks, creating a spa-like experience within the comforts of your own home.



Three additional beautifully appointed bedrooms, provide ample space for rest and relaxation, and are accompanied by a convenient hall bath for added comfort and convenience. This home goes above and beyond with its thoughtful amenities. The oversized laundry room is not only practical but also offers enough space for crafts and hobbies. The finished basement offers a game room for hours of entertainment and an office for those seeking a quiet workspace. Stepping outside, you'll discover a true paradise in the backyard. A meticulously designed outdoor paver patio beckons you to relax and dine al fresco in the covered dining area, while a deck with a charming pergola provides a tranquil space for enjoying the surrounding natural beauty. Cool off and make a splash in the refreshing pool on warm summer days, surrounded by lush landscaping that enhances the serenity of this outdoor haven. Don't miss the opportunity to own this extraordinary home with an enchanting backyard retreat. Its combination of elegant design, spacious interiors, and stunning outdoor amenities make it a true masterpiece. There is a home warranty in effect until October 2024. Experience the perfect balance of convenient access to I-95, Philadelphia, Princeton, and NYC, while enjoying the charms of Bucks County living with its abundant restaurants, shopping, recreational activities, and the highly rated Council Rock School District.

Built in 1987

**Essential Information**

MLS® #	PABU2050608
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	3,016
Acres	1.65
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	August 7th, 2023

### Community Information

Address	1070 Grenoble
Area	Northampton Twp (10131)
Subdivision	ROLLING COACH ESTS
City	WARMINSTER
County	BUCKS-PA
State	PA
Zip Code	18974

### Amenities

Amenities	Built-Ins, Butlers Pantry, CeilngFan(s), Crown Molding, Recessed Lighting, Soaking Tub
# of Garages	2
Garages	Inside Access, Garage Door Opener
Has Pool	Yes
Pool	Pool (In-Ground)

### Interior

Interior Features	Floor Plan-Open
Heating	Heat Pump - Electric BackUp, Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Frame
Exterior Features	Deck(s), Pool (In-Ground)
Lot Description	Cul-de-sac, Level, Front Yard, Rear Yard, SideYard(s)
Roof	Pitched, Shingle
Foundation	Other

**School Information**

District	COUNCIL ROCK
High	COUNCIL ROCK HIGH SCHOOL NORTH

**Additional Information**

Zoning	AR
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**Listing Details**

Listing Office	BHHS Fox & Roach -Yardley/Newtown
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Listing information last updated on May 19th, 2024 at 7:15am EDT