

\$502,000 - 46 W Woodland Ave, LANGHORNE

MLS® #PABU2050688

\$502,000

3 Bedroom, 3.00 Bathroom, 2,568 sqft
Residential on 0 Acres

PENNDDEL, LANGHORNE, PA

Welcome to 46 W Woodland Ave, located in the beautiful downtown of Penndel Borough. The home is directly located across the street from the Police Station, Borough Municipal Building, and Firehouse (not to worry, there's no audible sirens!) - that's convenience at it's finest. At first glance, you will notice the charming, fully fenced in property on all 4 corners. The rear has a new 6ft privacy fence. The entire property is wrapped with an electric dog fence (2 collars available). Around back, you will find the double swing gates that allow access to the HUGE parking lot sized driveway/recently sealed black top. The large driveway that would be perfect for work trucks or car enthusiasts, leads straight back to a vaulted & oversized 2-car garage with new doors & incredible led interior lights. Around the front & sides of the home, you will find the beautiful winding hardscaped paver walkway. In the front of the home, the garden beds have been updated to a tasteful, minimalist & easy-to-maintain snow-white marble stones & unique trees that provide an amazing pop of color throughout the seasons. Moving inside, you enter through new full glass storm doors, as well as new craftsman 6-pane modern exterior doors with electronic deadbolts. The front door leads you directly into the updated living room that is open concept with the Dining Room, as well as into the gorgeous newly remodeled All white kitchen with huge eat-in island. The living room also has a beautiful new ledger stone fireplace to cozy up



to during the winter season. On the main level, you will find 3 Bedrooms, and 2 full bathrooms.

The primary suite holds a large closet, and it's own private en suite bathroom with charming pocket door. The other 2 bedrooms are currently being used as a second primary retreat, boasting a newly renovated over sized shower with a double ceiling waterfall rain heads, and two wall-mounted shower wands with a marble bench. The same bathroom has a large double vanity, bluetooth speaker/ultra quiet exhaust vent, as well as a mood-lighting crown molding for a spa-like retreat vibe. 3rd bedroom is being used as an en suite full room closet. Downstairs, you will see the new AC5 scratch rated/water resistant floors that have been remodeled throughout the entire home. The fully finished basement holds an area for entertainment, incredible gym workout space that can also be negotiated into sale, a full bath, an office space with a nearly full-wall of slider-door closets for all of your storage needs. There is a room that could be finished for a 4th bedroom or continue using as extra tool room space. The basement also includes a large updated laundry room with more closet space. In the laundry room You will also have room to add an additional utility sink & folding/drying area. Brand new Smart Wifi oversized washer & dryer can also be negotiated into sale. New Roof in 2021 on both the house and the garage. New appliances. Electric Heat pump system replaced in 2018. Brand new Rheem whole house instant hot tankless water heater. Brand New sump pumps 2023 (2 in basement tied into french drain). Most of this house is Wifi Smart controlled & set up to run with your favorite smart home hub of choice. Between the oversized corner lot, oversized 2-car garage, floored & wide-open attic space, and an overwhelming amount of closet space throughout...this house has a TON of space for all of your storage needs! Although being

sold as-is, there isn't much left to do but to
move in & make it your own!

Built in 1961

Essential Information

MLS® #	PABU2050688
Sold Price	\$502,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,568
Acres	0.34
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Closed
Sold Date	July 28th, 2023

Community Information

Address	46 W Woodland Ave
Area	Penndel Boro (10132)
Subdivision	PENNDEL
City	LANGHORNE
County	BUCKS-PA
State	PA
Zip Code	19047

Amenities

Amenities	Attic, CeilngFan(s), Crown Molding, Master Bath(s), Recessed Lighting, Store/Office, Upgraded Countertops, Walk-in Closet(s)
Utilities	Above Ground, Cable TV, Cable TV Available, Electric Available
Parking	Asphalt Driveway, Paved Driveway, Private, Secure Parking
# of Garages	2
Garages	Additional Storage Area, Covered Parking, Garage - Side Entry, Garage - Front Entry, Oversized
View	Street

Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dual Flush Toilets, Energy Star Appliances, Freezer, Ice maker, Instant Hot Water, Microwave, Oven-Single, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Water Heater - Tankless
Heating	Central, Forced Air, Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Insert, Stone
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Flood Lights, Secure Storage, Street Lights, Patio, Porch(es), Fenced-Fully, Picket Fence, Privacy Fence, Wood Fence
Lot Description	Corner Lot
Windows	Double Pane, Insulated, Low-E, Screens
Roof	Architectural Shingle, Hip
Foundation	Active Radon Mitigation, Block, Concrete Perimeter, Permanent

School Information

District	NESHAMINY
Elementary	HERBERT HOOVER
Middle	MAPLE POINT
High	NESHAMINY

Additional Information

Zoning	R2
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Listing Details

Listing Office	Homelister, Inc
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Listing information last updated on May 18th, 2024 at 7:00am EDT