

\$628,500 - 1209 Linden Ave, YARDLEY

MLS® #PABU2051490

\$628,500

4 Bedroom, 2.00 Bathroom, 2,838 sqft

Residential on 0 Acres

ARBORLEA, YARDLEY, PA

Welcome to 1209 Linden Ave! This spacious ranch style home has been beautifully updated and meticulously maintained both inside and out. Impeccable landscaping, mature trees and a wonderful, quiet setting combine with the gorgeous stone façade, freshly painted wood siding (June 2023), and brand new roof and gutters (May 2023) to create incredible curb appeal. Front entry is made into the large and light filled living room centered around a gorgeous wood burning fireplace with stone mantle. An oversized picture window allows for tons of natural light to fill this space and the hardwood floor, chair rails and moldings add even more charm. Just beyond the living room is the large and totally updated kitchen. Granite countertops, stone backsplash, and stainless appliances including a natural Gas stove create a modern and stylish look while tons of newer wood cabinetry and a large pantry offer plenty of storage. Adjacent and open to the kitchen is the light filled breakfast room set in front of a slider door that opens to the stamped concrete patio overlooking the fabulous backyard. The open concept feel of this floor plan continues as the breakfast room and kitchen are open to the family room. Featuring the home's second, gorgeous, wood burning fireplace with another impressive stone mantle, vaulted ceiling and numerous windows overlooking the backyard, the family room is a large but cozy space sure to be a favorite gathering spot. Another great feature and part of the easy, open flow of the



main living space is the beautiful, oversized formal dining room. Truly elegant with crown moldings, chair rails and filled with light from its substantial picture window, large gatherings and meals are a breeze here with easy access from the kitchen and plenty of space to seat and entertain a large group. The 3 main bedrooms, including the primary, are smartly and privately set aside down a quiet hallway. There is a large and beautifully updated, shared full bathroom in this wing of the home. Another great feature is the addition of a 4th bedroom, guestroom or home office set in its own space with easy access to the home's 2nd full and stylishly updated bathroom. Rounding out the main floor is a generous laundry room/mudroom with direct access from outside, plenty of storage and a convenient wash basin. One more incredible surprise awaits as this home features a huge finished basement! The possibilities are almost endless here as there is vast, nicely finished space to purpose any number of ways. There is also generous unfinished storage space and a great workshop on this level. So much to love about 1209 Linden Avenue including a Generac whole house generator!! Located in the highly regarded Pennsbury School District and just minutes from all major commuter routes, trains to New York and Philly and the charming Boroughs of Yardley, Newtown and New Hope, don't miss your opportunity to own this incredible property!

Showings begin Friday, 6/16 at 12pm.

Built in 1954

Essential Information

MLS® #	PABU2051490
Sold Price	\$628,500
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	2,838
Acres	0.34
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Closed
Sold Date	July 31st, 2023

Community Information

Address	1209 Linden Ave
Area	Lower Makefield Twp (10120)
Subdivision	ARBORLEA
City	YARDLEY
County	BUCKS-PA
State	PA
Zip Code	19067

Amenities

Amenities	CeilingFan(s), Chair Railing, Crown Molding, Entry Lvl BR, Formal/Separate Dining Room, Pantry, Upgraded Countertops, Wood Floors
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Interior

Heating	Baseboard - Hot Water
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantel(s), Stone
# of Stories	1
Stories	1 Story

Exterior

Exterior	Frame
Foundation	Brick/Mortar

School Information

District	PENNSBURY
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Additional Information

Zoning R2

Listing Details

Listing Office Keller Williams Real Estate - Newtown

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Listing information last updated on May 8th, 2024 at 11:18am EDT