

\$635,000 - 23 Canal Run E, WASHINGTON CROSSING

MLS® #PABU2051550

\$635,000

4 Bedroom, 2.50 Bathroom, 2,890 sqft

Residential on 0 Acres

SHIRES CROSSING, WASHINGTON CROSSING, PA

Welcome to 23 Canal Run East. This home presents an exceptional opportunity to own a tranquil retreat that seamlessly combines classic elegance and a prime location. As you approach the home you are greeted by its charming colonial style exterior, which is a perfect blend of classic design and contemporary elegance. Step inside to a spacious tiled foyer and classic layout with front facing formal living room and adjacent formal dining room filled with tons of natural sunlight from the surrounding windows. The heart of this home is located in the back where you will find the original kitchen with wood cabinetry, stainless steel appliances, eat-in dining area overlooking the lush backyard and attached laundry room and powder room. Adjacent to the kitchen is a charming family room with a brick, wood burning fireplace that is perfect for entertaining guests while preparing meals and has direct access to the large 2 car garage and also to the very spacious screened-in back patio. Moving up to the second floor you will find the impressive main suite with two separate closets and en-suite bath with a tiled walk-in shower with sliding glass door. There are three more great sized bedrooms and a hall bath that offer ample space for family or guests. Outside the expansive backyard is inviting outdoor living space at its finest. The well manicured lawn and trees offer a serene privacy and sense of escape. Located in the desirable community of Washington Crossing and award winning



Council Rock School District, this home provides easy access to the Canal Towpath that leads to the quaint town of Washington Crossing. Come see this amazing home for yourself and all that the community has to offer.

Built in 1975

Essential Information

MLS® #	PABU2051550
Sold Price	\$635,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,890
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	July 28th, 2023

Community Information

Address	23 Canal Run E
Area	Upper Makefield Twp (10147)
Subdivision	SHIRES CROSSING
City	WASHINGTON CROSSING
County	BUCKS-PA
State	PA
Zip Code	18977

Amenities

# of Garages	2
Garages	Garage - Side Entry

Interior

Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Foundation	Slab

School Information

District	COUNCIL ROCK
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Additional Information

Zoning	CR1
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Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on May 15th, 2024 at 6:16pm EDT