

# **\$575,000 - 954 River Rd, WASHINGTON CROSSING**

MLS® #PABU2051826

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## **\$575,000**

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0 Acres

100 ACRE WOODS, WASHINGTON CROSSING, PA

You absolutely can't beat the location of this house! As soon as you open the front door your eyes are drawn to the river. That 50sqft of direct river access is absolutely amazing. The location allure doesn't stop there. Washington Crossing is a quaint town rich in history which also has easy quick access to surrounding communities such as New Hope, Peddlers Village and Yardley. All are ideal locations for vacationers making this property very appealing for short term renters. The Washington Crossing Inn, which hosts events all year round, is a mile away! Getting to and from the property is a breeze with its close access to I95, Philadelphia, Princeton, and NYC.

Now more about the house! The river offers plenty of entertainment with wildlife, including 2 bald eagles that nest on the other side of the river, jumping fish, deer, turtles, the occasional beaver, geese, and ducks! If action instead of watching is your preference grab your kayak, canoe, small engine boat, jet skis or river tubes and launch right from your 50ft of direct water access. The prior owner had a floating dock and jet ski pads to make launching a breeze. Fish right from your yard for bass, sunnies and ????. When you've had your fill of the water take a rest on either of the decks. The second smaller tier deck gives you the feel of being in the water. The larger deck offers access from the kitchen and the living area. There is plenty of room to grill and dine,



and to relax on a lounge chair. When youâ€™ve had enough sun for the day crank out the awning for some shade. Inside youâ€™ll find 2 nice sized bedrooms and 2 full baths. The living room features a wood burning stove that can heat the home and provide great ambiance. The basement offers tons of storage space. This home is being sold with a second parcel across the street. The parcel has a carport that is perfect for a full-sized truck or boat: it is 10.9 wide, 25ft long and 9.9 ft high. The garage is also significant in size (10.5 ft wide, and 22 ft long). The garage door is 7ft high and 9 ft wide. There is plenty of room for a vehicle and storage of your water toys! The curved shared driveway makes getting on and off River Rd a breeze. This property would make a wonderful full-time home or second home. It would also be an amazing short term rental property. The owner of the property is the list agent and a licensed PA Realtor.

Built in 1933

### Essential Information

MLS® #	PABU2051826
Sold Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.07
Year Built	1933
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Closed
Sold Date	July 7th, 2023

### Community Information

Address	954 River Rd
Area	Upper Makefield Twp (10147)
Subdivision	100 ACRE WOODS
City	WASHINGTON CROSSING
County	BUCKS-PA
State	PA
Zip Code	18977

### Amenities

Amenities	Entry Lvl BR, Wd Stove Insrt
Parking	DW - Circular, Shared Driveway
# of Garages	1
Garages	Garage - Front Entry, Oversized
View	Water, River
Is Waterfront	Yes
Waterfront	River

### Interior

Heating	Wood Burn Stove, Forced Air, Wall Unit
Cooling	Wall Unit, Ductless/Mini-Split
# of Stories	1
Stories	1 Story

### Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Stone Retaining Walls, Deck(s), Porch(es), Awning(s)
Foundation	Other

### School Information

District	COUNCIL ROCK
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### Additional Information

Zoning	CM
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### Listing Details

Listing Office	United Real Estate Strive 212
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