

\$412,000 - 2299 Orchard Hill Cir, WARRINGTON

MLS® #PABU2052400

\$412,000

2 Bedroom, 2.50 Bathroom, 1,368 sqft
Residential on 0 Acres

ORCHARD HILL, WARRINGTON, PA

The Seller's stunning renovations throughout the property clearly reflect that they believed this to be their Forever Home. Prepare to be wowed by the Decora Leyden maple kitchen cabinetry with soft-close features on all drawers and with rollout shelves in the base and pantry cabinetry. With polished granite countertops and all Jenn-Air kitchen appliances, including a dual-fuel range with a canopy range hood, the eat-in kitchen is a masterpiece. The living area boasts a Heat-N-Glo direct vent natural gas fireplace with a custom hearth, Johnson Tuscan Hickory wood floors, a custom staircase with Tuscan Hickory and iron balusters, and Anderson sliding rear patio door leading to an expansive outdoor entertainment space with electric retractable awning, all making for a home that you will be incredibly proud of and will want to gather with family and friends. On the upper level, the completely updated primary bath is right out of a magazine with a standalone footed Bain Ultra jetted tub and a stunning glass-enclosed shower. Convenient upper-level hall laundry is enhanced with maple Wellington cabinets above the front-loading washer and dryer. The Seller also made several sensible improvements throughout the home, including converting from electric heat to an Energy Star Lennox natural gas condensing furnace for ultimate energy efficiency. Parking is a breeze with a one-car garage, driveway parking, and guest parking. A low monthly HOA of \$155 covers



common area maintenance, lawn maintenance, snow removal, trash, and the benefit of a lovely community pool. Orchard Hill is a well-maintained neighborhood ideally located in the Central Bucks School District and in close proximity to a myriad of shopping, dining, and recreational options, and local commuter routes. Showings start this Saturday, July 1st. This is the one you've been waiting for!

Built in 1988

Essential Information

MLS® #	PABU2052400
Sold Price	\$412,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,368
Acres	0.04
Year Built	1988
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Traditional
Status	Closed
Sold Date	August 7th, 2023

Community Information

Address	2299 Orchard Hill Cir
Area	Warrington Twp (10150)
Subdivision	ORCHARD HILL
City	WARRINGTON
County	BUCKS-PA
State	PA
Zip Code	18976

Amenities

Amenities	CeilingFan(s), Master Bath(s), Skylight(s), Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
Parking	Asphalt Driveway
# of Garages	1
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Range, Dishwasher, Disposal, Dryer-front loading, Energy Star Appliances, Oven-Self Cleaning, Oven-Single, Oven/Range-Electric, Oven/Range-Gas, Range hood, Refrigerator, Washer-front loading, Water Heater - High-Efficiency
Heating	90% Forced Air, Heat Pump - Electric BackUp
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Exterior Features	Awning(s), Patio
Windows	Skylights, Sliding, Screens, Energy Efficient, Storm, Double Hung
Roof	Asphalt
Foundation	Slab

School Information

District	CENTRAL BUCKS
----------	---------------

Additional Information

Zoning	R2
--------	----

Listing Details

Listing Office	Keller Williams Real Estate-Doylestown
----------------	--

© 2024 TREND, All Rights Reserved. Information Deemed Reliable But Not Guaranteed. The data relating to real estate for sale on this website appears in part through the TREND Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which RE/MAX Elite Bucks County Real Estate participates, and is provided by TREND through a licensing agreement. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to

identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have sold or are no longer being offered for sale.

Listing information last updated on May 19th, 2024 at 3:03pm EDT