

# **\$655,000 - 191 Presidential Blvd #r304-5, BALA CYNWYD**

MLS® #PAMC2067006

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## **\$655,000**

3 Bedroom, 2.50 Bathroom, 3,816 sqft  
Residential on 0 Acres

### **PRESIDENTIAL ESTS, BALA CYNWYD, PA**

A one of a kind, glamorous home like this rarely comes on the market. This 3800 sf, double corner unit at 191 Presidential Blvd was gut renovated to perfection in 2012. Move right into this light and bright condo with hardwood floors and top of the line, neutral finishes in kitchen and baths. There is tons of closet space, room to host guests, entertain and work at home.

Enter double doors at the end of the hall and step into a gracious foyer. At the center of the home is a large formal dining room with plenty of display space. To the right, is a gourmet eat-in kitchen with Subzero, Viking and Miele appliances. Select a brand new oven with a \$3500 credit from the Sellers. Next to the kitchen is a den with built in bookshelves that is great for reading or watching TV. On the other side of the dining area is a spacious living room, perfect for entertaining. There are 2 large guest bedrooms with a full hall bath plus a powder room. One or both can be used as an office. The oversized corner primary suite has walk-in closets and a beautiful bath. Enjoy outdoor space with 2 corner terraces. There is a laundry room with storage and a 2nd office space.

191 Presidential Blvd features white glove service and top of the line amenities including a gym and an outdoor pool. One pet is allowed (small dog or cat) The monthly condo fees include utilities - electric, heating and air



conditioning, water, sewer and basic cable.

This is the perfect home for Main Liners who are leaving a large single family home but still want space. Spend the summer at the shore, the Winter in Florida or a month in Europe. Your art collection, antiques, and other valuables will be safe and secure in this doorman building. For busy executives, this is a turn-key, low maintenance home with easy access to Center City, suburban offices, Amtrak and the airport. There is plenty of space for a family in 3800 sf. The building is located in the nationally ranked Lower Merion school district and convenient to many private schools including Friends Central and the French International School, which are both in Bala Cynwyd. It is 6 miles from Penn and minutes to Bala Cynwyd offices.

191 Presidential is an ideal location - 15 minute drive to Center City or Amtrak, 20 minutes to the airport and a little over an hour to the Shore. In less than 20 minutes, play golf or tennis at Green Valley, Merion, Philadelphia Country Club among others. Also convenient to Main Line shopping and restaurants. Please note this is a smoke-free and pet-free building.

Built in 1961

### **Essential Information**

MLS® #	PAMC2067006
Sold Price	\$655,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,816
Acres	0.00
Year Built	1961

Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Contemporary
Status	Closed
Sold Date	May 25th, 2023

### Community Information

Address	191 Presidential Blvd #r304-5
Area	Lower Merion Twp (10640)
Subdivision	PRESIDENTIAL ESTS
City	BALA CYNWYD
County	MONTGOMERY-PA
State	PA
Zip Code	19004

### Amenities

Amenities	Master Bath(s)
Parking Spaces	1
Parking	Assigned, DW - Circular, Prk Space Cnvys
# of Garages	1
Garages	Underground, Covered Parking, Basement Garage, Additional Storage Area
Has Pool	Yes

### Interior

Heating	Hot Water
Cooling	Central A/C
# of Stories	1
Stories	1 Story

### Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Street Lights, Tennis Court(s), Balcony
Roof	Flat

### School Information

District	LOWER MERION
Elementary	CYNWYD
Middle	BALA CYNWYD

High LOWER MERION

**Additional Information**

Zoning C1

**Listing Details**

Listing Office Keller Williams Main Line

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Listing information last updated on May 18th, 2024 at 1:15pm EDT