

\$623,000 - 216 Walnut Ln, AMBLER

MLS® #PAMC2068078

\$623,000

4 Bedroom, 2.50 Bathroom, 2,333 sqft
Residential on 0 Acres

AMBLER, AMBLER, PA

Tucked away on a on one of the most desirable streets in the borough welcome home to 216 Walnut Lane, this stone, vinyl clad, and stucco three level 4-bedroom 2.5 bath colonial is larger than it appears. 1st impressions are key and this stoic home does not disappoint. The front covered entrance leads to a welcoming foyer into the center of the home, to the right the family room is graced with natural light featuring hardwood flooring, hi-hat lighting and by a stone gas fireplace with slate hearth and white wooden mantel making this room a great space to kick off the shoes and, enjoy a book on a cold wintery day. This area is open to the dining room and the rest of the first floor as the floor plan has been modified to create an open & airy flow, from front to rear. The dining area in the center is large enough to accommodate any gathering but could be quite intimate for a candle lit dinner for two, this area is also features hardwood flooring and is not only open to the kitchen but to the four season back porch enclosure. Seamlessly the hardwood flooring continues into the fully remodeled kitchen with miles of granite countertop workspace which, is further enhanced with sleek modern inset paneled maple wooden cabinetry, tumbled tile back splash, & an array of high-end stainless-steel appliances, which include Bosch dishwasher, Bosch six burner gas range & hood, LG eye level French Door refrigerator & never fail Maytag standing height wall oven. As



mentioned adjacent to the kitchen & dining area the back enclosure, provides for use all year around, this area features ceramic tile flooring & vistas of the town below. Glass sliders lead to a covered outside deck great for that morning cup of Joe and another spot to enjoy the panoramic views of the town below, and your own backyard space, you might catch yourself feeling like you are ruling over your little fiefdom. Back inside finishing out the main living level, tucked away off the kitchen, youâ€™ll find a private little spot, the current owners use this as a cozy den to watch TV & relax, this flexible area could also be a home office. Adjacent the main floor laundry, also houses a pantry, half bath and access to the side of the home. Descend down to lower level living & continue to be impressed this area has been thoughtfully designed, you can use this space any way you see fit, there is space for a man/womanâ€™s cave, a kiddo playroom, gym etc. This area has a wet-bar and specially designed countertop table for you to belly up and enjoy those beverages. Just off the bar area is a full bath with complete ceramic tile stall shower, commode and sink. Off the lower-level living area is access to additional space, perfect for overflow storage or a private quiet home office nook. Access to the 1 car garage w/ electric opener is available from this location. Upstairs all 4 bedrooms are large w/hardwood flooring & ample closet space, these rooms are serviced by an ceramic tile hall bath, with large double bowled vanity. Never get stuck without power whether for the lights, the refrigerator(s), freezer or the WIFI this home has you covered with an 11 Kilowatt whole house Generac Gas Generator. In town parking is at a premium especially when special town events are happening, donâ€™t worry a bonus with this home is plenty of off street parking, in the gated drive or in the garage, easily park about 4-5+ autos. The

back yard is level, fenced, mature and ready for immediate use. Bring the barbeque and the horseshoes. After all that this, this wonderful home is close to everything this is a pedestrian-friendly location itâ€™s a Walker's Paradise with a walkability score of 92 Out of 100 So Lace up your walking shoes. Youâ€™ll find culinary delights in Amblerâ€™s restaurants, charming shops, unique arts and entertainment venues. In addition Ambler features its own railway stop with service to and from Philadelphia or Doylestown.

Built in 1950

Essential Information

MLS® #	PAMC2068078
Sold Price	\$623,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,333
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Colonial, Salt Box
Status	Closed
Sold Date	May 31st, 2023

Community Information

Address	216 Walnut Ln
Area	Ambler Boro (10601)
Subdivision	AMBLER
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

Amenities

Parking	Asphalt Driveway, Fenced
# of Garages	1
Garages	Garage - Rear Entry, Garage Door Opener
View	Panoramic

Interior

Heating	Hot Water, Radiant
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding, Stucco
Roof	Asphalt
Foundation	Block

School Information

District	WISSAHICKON
Elementary	SHADY GROVE
Middle	WISSAHICKON
High	WISSAHICKON

Additional Information

Zoning	RES
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Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on May 18th, 2024 at 4:30pm EDT