

# **\$675,000 - 314 Fairview Ave, AMBLER**

MLS® #PAMC2068610

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## **\$675,000**

5 Bedroom, 2.50 Bathroom, 2,093 sqft  
Residential on 0 Acres

AMBLER, AMBLER, PA

Open House cancelled today April 16th due to multiple offers. Professional Photos will be uploaded on Thursday or Friday of this week. Current pictures are just a sneak preview of this completely renovated 5 bedroom 2.5 bath stone colonial with a finished basement in the Award Winning Wissahickon School District in the heart of Ambler! The entire house has been renovated down to the studs, and the finishing touches are just being completed. This house is definitely worth the wait with a wonderful combination of modern amenities, an open concept floor plan, and the wonderful charm of an older home. Inside you'll find beautiful 100 year old hard wood floors and deep deep windowsills, with 3 bedrooms and 2 beautiful new full bathrooms on the second floor and 2 large bedrooms on the third floor each with walk in closets, new carpeting, windows and built ins. The first floor has a beautiful eat in kitchen with stainless steel appliances, a large center island with quartz countertops. Off the kitchen on one side is the laundry/mudroom and half bath with a back door leading out to the back deck and large private back yard, and on the other side of the kitchen, you're opened up to the living room/family room with a beautiful stone fireplace with a shiplap mantle and beautiful steps to the second floor. Out the front door is a beautiful front porch with all new flooring and a beautiful wood plank ceiling, a fantastic place to sit on a warm summer evening! This Wonderful stone colonial is completely brand



new on the inside with new framing, new insulation, new drywall, new plumbing, new electrical, new 2 zoned heat and AC, all new windows, new high efficiency hot water heater and Newly paved and expanded driveway!  
Great location in close proximity to the Amber train station, Route 476, the Pa Turnpike and Route 309!

Built in 1900

### **Essential Information**

MLS® #	PAMC2068610
Sold Price	\$675,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,093
Acres	0.13
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	May 31st, 2023

### **Community Information**

Address	314 Fairview Ave
Area	Ambler Boro (10601)
Subdivision	AMBLER
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

### **Interior**

Heating	Forced Air
Cooling	Central A/C

Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

### **Exterior**

Exterior	Stone
Foundation	Concrete Perimeter

### **School Information**

District	WISSAHICKON
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### **Additional Information**

Zoning	RESIDENTIAL
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### **Listing Details**

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on May 25th, 2024 at 7:15am EDT