

\$1,010,000 - 1295 Fairland Dr, AMBLER

MLS® #PAMC2069170

\$1,010,000

4 Bedroom, 4.50 Bathroom, 5,552 sqft

Residential on 1 Acres

TREWELLYN ESTATES, AMBLER, PA

The home youâ€™ve been waiting for in Lower Gwyneddâ€™s highly coveted Trewellyn Estates! 4 bed/4.5 bath Custom Waterford Model on beautifully landscaped cul de sac. Enter 2-story sun filled foyer with beautiful spiral staircase. French doors lead to private office on right with recessed lighting and bonus closet. Living room on left flows to dining room. All 3 rooms have large bay windows. Expanded kitchen with large center island, upgraded stainless Kitchen Aid appliances, recessed lighting and adjacent breakfast sitting area. Open floor plan to 2-story great room with gorgeous stone wall of windows, wood burning fireplace, wet bar, recessed lights, sky lights, glass slider. Back staircase leads upstairs to large master suite with cathedral ceiling, recessed lighting, ceiling fan and spacious sitting area. Two full size walk-in closets, additional linen closet, master bath with jetted tub. Down the hall are three additional spacious bedrooms, two share a Jack and Jill bath, and princess suite has its own private bath. Fully finished walkout basement on lower level has everything you need including full bathroom, exercise room, full bar, additional home office, plenty of closets for extra storage including cedar closet, built in shelving, French doors leading outdoors. This incredible home sits on close to an acre. Private tree-lined fenced in backyard with amazing paver patio, accessible from both great room and kitchen, has built in grilling area and fire pit. Expanded driveway with



plenty of parking and professional grade basketball hoop. Custom 3-car garage with upgraded flooring and abundance of storage.

Tons of updates including:

All NEW doors, all NEW garage doors, all NEW windows, NEW roof, WHOLE HOUSE generator.

Don't miss out on this opportunity to live in Trewellyn Estates, one of the most desirable locations in Award Winning Wissahickon School District. Surrounded by walking trails, minutes to major roadways and schools, walking distance to restaurants, shopping, Whole Foods, Starbucks, etc! Call for your appointment today! Showings to begin Wednesday, June 7th.

Built in 1997

Essential Information

MLS® #	PAMC2069170
Sold Price	\$1,010,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,552
Acres	0.80
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	August 15th, 2023

Community Information

Address	1295 Fairland Dr
Area	Lower Gwynedd Twp (10639)
Subdivision	TREWELLYN ESTATES
City	AMBLER

County	MONTGOMERY-PA
State	PA
Zip Code	19002

Amenities

Amenities	Additional Stairway, Built-Ins, Carpet, Cedar Closet(s), CeilingFan(s), Curved Staircase, Formal/Separate Dining Room, Recessed Lighting, Skylight(s), Spiral Staircase, Walk-in Closet(s), Wet Bar/Bar
Parking	Asphalt Driveway
# of Garages	3
Garages	Built In, Additional Storage Area, Garage - Side Entry, Garage Door Opener

Interior

Heating	90% Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Stories	3

Exterior

Exterior	Stucco
Exterior Features	Patio, Fenced-Rear
Windows	Double Hung, Bay/Bow
Roof	Shingle
Foundation	Concrete Perimeter

School Information

District	WISSAHICKON
Elementary	LOWER GWYNEDD
Middle	WISSAHIKN
High	WISSAHICKON SENIOR

Additional Information

Zoning	R003
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Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on May 18th, 2024 at 7:00am EDT