

\$1,250,000 - 1620 Kings Mill Rd, AMBLER

MLS® #PAMC2069354

\$1,250,000

4 Bedroom, 3.50 Bathroom, 5,495 sqft
Residential on 1 Acres

GWYNEDD ESTS, AMBLER, PA

Fun Fact: Bricks date back to 7000 BC, which makes them one of the oldest building materials. Another fun fact: Pat Sparango happens to be one of my favorite builders. Why, may you ask? Because he incorporated only the best, long-lasting materials without compromising the style, structural integrity, or exceptional floorplans. In a world of boring, "come too" houses, don't you want something unique? This ultra-curated, tastefully designed home has raised the bar in Gwynedd Valley Estates, and you don't need to read my write-up to discern the difference. EVERYTHING about this house is special. The manicured walkway, flanked with thoughtful landscaping will lead you to the covered front porch with brick arches and decorative planters that will have you take pause, then reach into your pocket hoping to find a Beta Blocker that might temper those heart palpitations which are inevitable. Sorry, not sorry. Marble flooring greets you in the dramatic, two-story foyer, and it's not the ugly kind either, it's spectacular! Your eyes will dart left to right, but you'll move to the right since the formal Dining Room is so crisp, bright, and inviting. Since you've just planned your first dinner party, you'll naturally be led into the kitchen, and honestly, game over! Just write the offer! You're not kidding anyone but yourself if you don't think that this is one of THE most spectacular Kitchens EVER. Someone far more famous than I stated that a picture tells a



thousand words, so I won't bore you with all the verbiage about custom cabinetry, exquisite quartzite, hardwood flooring, eye-catching lighting, and high-end appliances—you'll see it all when you arrive for your showing. While some paralysis has set in during your tour of the kitchen, you'll force yourself to move on to view the inviting, enclosed porch with near panoramic views of the rear yard and tiered flagstone patio with fire-pit. It's rumored there are enough BTUs that William Shatner reported having seen from his recent trip to space and commented that he LOVED it! Come back inside to take note of the wildly comfortable Family Room and cozy Parlor. The built-in cabinetry and tile surround on the gas fireplace are a must-see! Work from home?? Honestly, who doesn't anymore? You'll be excited to see this home office with access to the most darling covered porch. Guess what else it has?? A wet bar. Yep, we've all had those days. You know, and I know that YOU know, you've always wanted to be a bartender, so now's your chance. If you're a teetotaler, you can still fill it up with your beverage of choice which can also be accessed from the Family Room. This house begs you to ENTERTAIN!! Let's ascend the curved staircase to check out the oversized SWEET, Owner's Suite. Neutrally decorated with access to a balcony, large primary bathroom with separate vanities, soaking tub, stall shower and storage GALORE! Additional, well-appointed bedrooms share a hall bath with tub shower. While these two floors may have you sold and calling your lender for an updated approval, the reinforcement of your love for this house will be when you reach the finished lower level with full daylight windows and walk-out access to the rear yard. Freshly painted with new carpeting and FULL BATHROOM, this level adds an additional 1290 SQ FT of finished

space to this wonderful home. Wonderful, top-ranked Wissahickon Schools, walking access to rail via Gwynedd Valley Station, AMAZING local restaurants, and shopping as well as the recently refreshed YMCA. Minutes from major roadways and highways add to the VERY long list of reasons while youâ€™ll want to call this home YOURS! Donâ€™t delay, call for your showing TODAY!

Built in 1984

Essential Information

MLS® #	PAMC2069354
Sold Price	\$1,250,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,495
Acres	1.10
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	July 17th, 2023

Community Information

Address	1620 Kings Mill Rd
Area	Lower Gwynedd Twp (10639)
Subdivision	GWYNEDD ESTS
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19437

Amenities

Amenities	Bar, Built-Ins, Butlers Pantry, Carpet, Cedar Closet(s), CeilingFan(s),
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Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Skylight(s), Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wood Floors

of Garages 2
Garages Garage - Side Entry, Garage Door Opener, Inside Access, Oversized

Interior

Interior Features Floor Plan-Traditional
Heating Forced Air
Cooling Central A/C
of Fireplaces 1
of Stories 3
Stories 3

Exterior

Exterior Brick and Siding
Exterior Features Exterior Lighting, Extensive Hardscape
Foundation Block

School Information

District WISSAHICKON
Elementary SHADY GROVE
Middle WISSAHICKON
High WISSAHICKON SENIOR

Additional Information

Zoning RESIDENTIAL

Listing Details

Listing Office Coldwell Banker Realty

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