

\$520,000 - 35 School St, AMBLER

MLS® #PAMC2069760

\$520,000

3 Bedroom, 1.50 Bathroom, 1,444 sqft
Residential on 0 Acres

AMBLER, AMBLER, PA

****The sellers have decided to create an offer deadline of 12 noon Monday. In terms of settlement date, the sellers would like a May 31st settlement, with a rent back until June 17.**** Presenting 35 School Street. Your chance to buy the cutest of Ambler Boro houses in the most amazing location. When you sit in your huge Backyard you will love the peace and serenity. When you walk out your front door, you can be at any of the Ambler Main Street restaurants in 2 minutes! Truly the best of both worlds! Arriving at your new 3 Bedroom, Brick home, you will be immediately struck by the picturesque nature of the property and the ease of parking between the Street, Driveway and 1 car Garage. Entering the home through the front door, you are greeted by the large Living / Family Room on your left, complete with built-in shelving that flows through to the Dining Room just behind it. Keep walking to your right and you will find five more spaces, including a sun-filled tiled Bonus Room with a door to the rear of the home, the perfect space for your Breakfast table, an updated Kitchen featuring stainless steel appliances, an abundance of high end cabinet space and newer granite counter tops, the Laundry Room and a Half Bathroom. The stairs to the Basement are found in this part of the house. The unfinished Basement spans the entire footprint of the house and could be turned into another, large living space. Upstairs, you will find 3 Bedrooms and a Full Bathroom. The backyard space is an



incredible feature of this property, complete with an undercover Patio area, a new additional paved area, a fire pit, a playground and a huge amount of space to play, relax and entertain. Located only a few blocks from the Ambler Train Station and close to 309 and the PA Turnpike, 35 School Street allows you to enjoy all that walking to and around Ambler Boro delivers, along with the ease of commuting elsewhere. The home boasts beautifully refinished original hard wood Flooring, a newer Furnace, Central AC, updated Plumbing and Electric and newer Roof, Gutters and Windows. All the big ticket items have already been taken care of, leaving you to move in, enjoy the home and update it over time to your own tastes! 35 School is bursting with incredible potential and is easy to show. There is an Open House this Sunday. Come see your new home ASAP!!

Built in 1940

Essential Information

MLS® #	PAMC2069760
Sold Price	\$520,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,444
Acres	0.19
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Cape Cod
Status	Closed
Sold Date	May 31st, 2023

Community Information

Address	35 School St
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Area	Ambler Boro (10601)
Subdivision	AMBLER
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

Amenities

Amenities	Attic, Built-Ins, Formal/Separate Dining Room, Tub Shower, Upgraded Countertops, Wood Floors
Utilities	Cable TV Available, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
# of Garages	1
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Range, Oven-Self Cleaning, Dishwasher, Refrigerator, Disposal, Built-In Microwave, Dryer, Freezer, Icemaker, Oven-Single, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Street Lights, Extensive Hardscape, Porch(es)
Lot Description	Level, Rear Yard
Roof	Pitched, Shingle
Foundation	Permanent

School Information

District	WISSAHICKON
Elementary	SHADY GROVE
Middle	WISSAHICKON
High	WISSAHICKON SENIOR

Additional Information

Zoning	R1
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Listing Details

Listing Office Compass RE

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Listing information last updated on May 18th, 2024 at 11:15pm EDT