

\$875,000 - 705 Grayson Ln, AMBLER

MLS® #PAMC2070392

\$875,000

3 Bedroom, 3.50 Bathroom, 3,452 sqft

Residential on 0 Acres

MATTISON ESTATE - UPPER DUBLIN, AMBLER, PA

Welcome to the best VALUE opportunity in Ambler's newest luxury community of townhomes, Mattison Estates. This RESALE was newly constructed in 2022, offering all the amenities and advantages of new construction without the wait. Lock and leave living at its finest- with a walk to Ambler location and Upper Dublin schools- this property is not one to miss! This CORNER LOCATION, Wingate Grand floorplan features a front entrance location complete with covered porch and 2 car garage. The Foyer entrance is offset by an open, turned stair that draws you into a spacious open floorplan, Just off the Foyer is a formal Dining Room with tray ceiling and bay window. The Dining Room flows into a light-filled, two story Great Room with gas Fireplace and custom millwork detailing. Beyond the Great Room lies the Kitchen and Breakfast Nook, complete with custom white cabinetry, oversized Island with farm sink, quartz countertops and a suite of stainless steel appliances. The Breakfast Nook opens onto a rear terrace perfect for enjoying your morning coffee or an evening cocktail. Upstairs you will find a generous Primary Suite with tray ceiling detail and walk in closets. The Primary Bath boasts oversized shower with rain can fixture and river rock shower floor, double vanity and separate water closet. The 2nd floor also includes two additional bedrooms, a full hall bath with double vanity and tub/shower and Laundry Room with included washer and dryer. On to the Lower



Level where you will find a fully finished space available for whatever you might need! This space is perfect for an additional family room, play room, home gym, home office and more-complete with another full bath and more storage space in the unfinished area. Too many upgrades to list them all...this is not one to miss. Please note- No signage is permitted on the property.

Built in 2022

Essential Information

MLS® #	PAMC2070392
Sold Price	\$875,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,452
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Traditional
Status	Closed
Sold Date	June 29th, 2023

Community Information

Address	705 Grayson Ln
Area	Upper Dublin Twp (10654)
Subdivision	MATTISON ESTATE - UPPER DUBLIN
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

Amenities

Amenities	Crown Molding, Formal/Separate Dining Room, Recessed Lighting,
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	Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer - Gas, Washer, Exhaust Fan, Extra Refrg/Frz, Oven-Wall, Range hood, Refrigerator, Stainless Steel Appliances
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s), Insert
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, HardiPlank, Fiber Cement Siding
Exterior Features	Exterior Lighting, Lawn Sprinkler, Deck(s)
Lot Description	Bcks-Opn Comm
Windows	Casement, Low-E, Screens
Roof	Asphalt, Fiberglass, Shingle
Foundation	Concrete Perimeter

School Information

District	UPPER DUBLIN
Elementary	FORT WASHINGTON
Middle	SANDY RUN
High	UPPER DUBLIN

Additional Information

Zoning	RESIDENTIAL
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Listing Details

Listing Office	BHHS Fox & Roach-Rosemont
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Listing information last updated on May 25th, 2024 at 12:45pm EDT