

# **\$578,000 - 218 Nevin Ln, AMBLER**

MLS® #PAMC2070540

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## **\$578,000**

3 Bedroom, 2.50 Bathroom, 2,244 sqft  
Residential on 0 Acres

### **GWYNEDD HUNT, AMBLER, PA**

In 1986 Guidi Builders acquired Trewellyn Farm in Lower Gwynedd Township and started building townhomes. 218 Nevin was among the first to be built and was once the model home. Being the first insured being built well and being the sample home meant the finishes were exceptional. Today there are 182 homes in the Gwynedd Hunt Community all built to excellent standards. The seller of 218 Nevin is only the third owner in 37 years, residents stay! The home, as well as the grounds, are well cared for and maintained. The original floor plan has been altered to allow access into the sunken living room through the foyer and also from the family room. This alteration created a lovely flow throughout the first floor. And upstairs off the owner bedroom suite is a tastefully refinished tiled bathroom which removed the soaking tub and replaced it with an oversized shower, double sinks and linen closet. From the dry full basement with nine-foot ceilings, to the private side patio with retractable awning, to the living room with a cozy fireplace you will find special spots for recreation, reading or just dozing!

Gwynedd Hunt is a beautiful and friendly community near the village of Springhouse. The community is within the Wissahickon School District, a system noted for its excellence.

Near the SEPTA R5 train line, the Penllyn Station is less than one mile away and offers free parking. There is easy access to the PA Turnpike, the Blue Route (I-476) and US 202,



affording easy travel to Philadelphia, South Jersey, and New York.

Across the street is the Springhouse Village Shopping Center with food, shops and drugstore. Minutes down the road is the Borough of Ambler, noted for its restaurants, movie theater, live theater, shops and Weavers Way food Co-op.

Gwynedd Hunt is a great place to live. It's safe, comfortable, walkable and close to everything. Come see 218 Nevin and feel at home!

Built in 1986

### Essential Information

MLS® #	PAMC2070540
Sold Price	\$578,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,244
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Closed
Sold Date	June 6th, 2023

### Community Information

Address	218 Nevin Ln
Area	Lower Gwynedd Twp (10639)
Subdivision	GWYNEDD HUNT
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

**Amenities**

Amenities	CeilingFan(s), Walk-in Closet(s), Shades/Blinds, Wood Floors
# of Garages	1
Garages	Garage Door Opener, Inside Access

**Interior**

Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

**Exterior**

Exterior	Vinyl Siding, Brick and Siding
Roof	Architectural Shingle
Foundation	Block

**School Information**

District	WISSAHICKON
Elementary	SHADY GROVE
Middle	WISSAHICKON
High	WISSAHICKON SENIOR

**Additional Information**

Zoning	RESIDENTIAL
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**Listing Details**

Listing Office	BHHS Fox & Roach-Blue Bell
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Listing information last updated on May 26th, 2024 at 2:15pm EDT