

# **\$851,604 - 134 Mattison Ave, AMBLER**

MLS® #PAMC2071710

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## **\$851,604**

4 Bedroom, 3.00 Bathroom, 2,929 sqft  
Residential on 0 Acres

AMBLER, AMBLER, PA

This gorgeous 7-year-old "new construction" 4-bed, 2.2 bath home is a true gem in the sought-after Ambler Boro. The location is unbeatable, just steps away from the bustling restaurants and shops on Main Street, yet still providing a peaceful retreat in the heart of town. Upon entering the home from your covered porch, you will be amazed by the abundance of natural sunlight from the oversized windows, 9 ft high ceilings and spacious, open floor plan. The living room with wood-burning fireplace, speaker system and plantation shutters provide the ideal backdrop for hosting dinner parties or entertaining guests. The beautiful gourmet white shaker kitchen with white/grey granite countertops is one of the standout features of the home. The kitchen is fully equipped with stainless steel appliances, making it a chef's dream. Access to the large grassy backyard makes it easy to host summer barbecues or relax by the fire pit. The hardwood floors throughout the main level adds warmth and character to the home. A powder room and laundry are also located on the first floor. The upstairs living space includes four spacious bedrooms, each with ample closet space, and two full baths featuring modern finishes and elegant touches. The primary bedroom includes a luxurious ensuite bathroom with an oversized shower, making it the ultimate retreat to unwind after a long day. The expansive finished basement with 9 ft ceilings and egress is newly renovated and further



extends the living space of the home. It provides the essential hangout spot for a family room or entertainment space, complete with bar (wine and beverage refrigerators), Â½ bathroom, ample seating space and storage. Head outside to your private backyard, a tranquil, sunny oasis and a peaceful environment for unwinding after a long day. The backyard provides ample space for outdoor activities including an in-ground basketball hoop and a privacy fence at the back of the property. The detached 2 car garage with access through the back alley, provides easy access for parking and makes it convenient to live in the Boro. This home truly offers the perfect blend of style, modern comforts, and convenience.

Built in 2016

**Essential Information**

MLS® #	PAMC2071710
Sold Price	\$851,604
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,929
Acres	0.21
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	June 16th, 2023

**Community Information**

Address	134 Mattison Ave
Area	Ambler Boro (10601)
Subdivision	AMBLER

City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

### Amenities

Amenities	Attic, Bar, Butlers Pantry, Carpet, CeilingFan(s), Pantry, Recessed Lighting
Utilities	Cable TV
# of Garages	2
Garages	Garage - Side Entry

### Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Dryer, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Washer, Trash Compactor, Water Heater
Heating	90% Forced Air, Central
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Stories	2 Story

### Exterior

Exterior	Vinyl Siding
Exterior Features	Sidewalks, Privacy Fence
Windows	Energy Efficient
Roof	Shingle
Foundation	Concrete Perimeter

### School Information

District	WISSAHICKON
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### Additional Information

Zoning	RESIDENTIAL
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### Listing Details

Listing Office	Compass RE
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Listing information last updated on May 25th, 2024 at 8:33am EDT