

\$955,000 - 254 Running Water Ct, AMBLER

MLS® #PAMC2073932

\$955,000

4 Bedroom, 4.50 Bathroom, 3,844 sqft
Residential on 0 Acres

CHESTNUT CREEK, AMBLER, PA

This could be your once in a lifetime opportunity to purchase this charming 4-bedroom, 4.5-bathroom colonial-style home in the coveted Chestnut Creek community! Situated on .5 acres of land, the elegant brick-front exterior and lovely landscaping will impress upon arrival, only to be rivaled by the even more impressive interior. A fabulous front door featuring beautiful decorative molding, glass sidelights, and a transom welcomes you into the foyer featuring gleaming hardwood floors. The foyer is flanked by a fantastic formal living room on one side and an elegant dining room on the other side. The luminous dining room boasts sophisticated wainscotting, dental molding, and other trim work and is the perfect spot for hosting dinner parties and celebratory holiday meals. Just steps away from the dining room, you won't mind preparing meals in the generously sized and luxurious eat-in kitchen with high-end appliances, hardwood floors, and a stylish countertop and backsplash. It offers a large island with seating as well as a sunny breakfast room for more casual meals. Not only is the island pretty to look at, but it also features a built-in microwave and extra storage to go along with the already ample amount of kitchen cabinetry and workspaces. Next to and partially open to the kitchen is the stunning two-story family room showcasing a dramatic floor-to-ceiling windows and a fantastic fireplace with pretty trim work as the focal point. This room is breathtaking and the place



you will likely spend the majority of your time. Beyond the family room is another sunny room with great view of the backyard currently being used as a home office, but it can be whatever best suits your needs. A convenient powder room is right next door. Another convenient feature of this home is the main level laundry and mud room which is located on the other side of the kitchen and can also be accessed via the attached 2-car garage. The sizable primary bedroom has a walk-in closet and an en suite bathroom with a large vanity, soaking tub, stall shower, and water and linen closets. The 3 other bedrooms are also generously sized and feature great closet space and well-appointed bathrooms. One is located en suite and the other is a jack and jill, so every bedroom has access to a full bath. The lower level of the home is an entertainer's delight. This space can be whatever you dream it to be and is currently set up with a media area, fitness studio, billiards and game area, as well as a dining area with a spot for storing beverages and snacks. A full bathroom with stall shower completes this level. Now, let's talk about the backyard. The exterior of this home is just as nice as the interior and offers a large private fenced yard with mature plantings, trees and a shed. A stone patio is just a few steps away from the kitchen and is a perfect spot for entertaining outdoors, al fresco dining, or just relaxing with your favorite beverage. The well-manicured lawn has plenty of space for a swing set or playing ball. Finally, the location is unbeatable. It is just a short drive to 309, the PA turnpike, the train, downtown Ambler, golf clubs, a library, local schools, and countless dining and shopping options. All this and in Horsham School District too. You're going to want to run on over to Running Water because this home will not last!

Built in 2000

Essential Information

MLS® #	PAMC2073932
Sold Price	\$955,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,844
Acres	0.49
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	July 7th, 2023

Community Information

Address	254 Running Water Ct
Area	Horsham Twp (10636)
Subdivision	CHESTNUT CREEK
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

Amenities

Amenities	Attic, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Pantry, Master Bath(s), Recessed Lighting, Soaking Tub, Stall Shower, Upgraded Countertops, Tub Shower, Wainscotting, Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access

Interior

Appliances	Built-In Microwave, Dishwasher, Disposal, Oven/Range-Gas, Range hood, Six burner stove, Stainless Steel Appliances
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Fireplace - Glass Doors, Mantel(s), Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding, Brick and Siding
Exterior Features	Patio, Fenced-Partially, Fenced-Rear
Lot Description	Front Yard, SideYard(s), Rear Yard
Windows	Bay/Bow
Roof	Pitched, Shingle
Foundation	Block

School Information

District	HATBORO-HORSHAM
Elementary	SIMMONS
Middle	KEITH VALLEY
High	HATBORO-HORSHAM SENIOR

Additional Information

Zoning	.
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Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on May 18th, 2024 at 9:30pm EDT