

# **\$1,837,500 - 966 Tennis Ave, AMBLER**

MLS® #PAMC2074934

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**\$1,837,500**

5 Bedroom, 5.50 Bathroom,  
Residential on 1 Acres

AMBLER, AMBLER, PA

Highly anticipated and transcending all other luxury new development in the area, TENNIS POINTE stands unmatched in design and quality. A blend of Modern Colonial and Farmhouse, these FOUR avant garde residences each offer a spacious floor plan, uniquely LUXURIOUS finishes, an entertainment-oriented finished basement and other BESPOKE details that call upon only the most sophisticated buyers. 962 Tennis Ave stands as the model home at TENNIS POINTE. Undeniably extraordinary upon first glance, sitting atop a raised elevation is this stunning residence clad in a white facade with black accents. Make your way up the pedestrian path leading to the limestone porch. Through the double doors enter the towering foyer. Notice the floors fitted with Long Leaf Acacia hardwood surrounding the stunning central staircase. On your right is the living room with an ample array of windows offering natural lighting, intricate trim work and most notably a beautiful gas fireplace, laden in floor-to-ceiling marble. Across the foyer sits the formal dining room, an accent wall brings contrast to the space. You will find a butler's pantry as you make your way into the kitchen. The first of three main focal points of the home, the gourmet kitchen is truly remarkable with its oversized island and 42" Aster Cucine custom cabinets fitted with quartz countertops, Bertazzoni stainless steel appliances, including a pro series 6-burner gas oven/range and hood and pendant lighting. Fitted in



beautiful tile you can find a mud room, leading to the side-entry door, a bonus room and access to the 3-car garage. Extending past the breakfast area is the great room, featuring a 2-story ceiling, tons of windows. Look back at the kitchen and notice the waterfall edge imbuing the homogenous space. The remainder of the main level holds a well appointed powder room and a first floor visitor suite with its own closet and private bathroom, featuring a frameless glass shower stall and clad in majestic large format tile. Up the stairs to find an open to below loft area which bridges the bedrooms on the second level. Two bedrooms are adjoined with a jack and jill bathroom, featuring a custom floating vanity, hex tile floors and an extra deep tub/shower; all fitted with satin brass bathroom fixtures. Next you will find the laundry room with a built-in linen closet, sink and quartz countertop acting as a folding station. Across the hall is another bedroom with a large walk-in closet and en-suite bath. Through the French doors lies the primary bedroom. This second focal point of the home sets itself apart with its chandelier descending from the tall cathedral ceiling. A shiplap laden wall offers a nice touch. Making way toward the primary bath, you stumble upon two walk-in closets, fitted with custom organizer systems. No primary suite is complete without a true spa-like bathroom. Marble mosaic tile with golden inlays adorns the room. Also catching the eye is a massive double vanity with make-up table, free standing tub, walk-in shower with custom glass, diverter manipulating the rain, wall and handle head shower heads and a private water closet. The entertainment driven lower level stands as the third main focal point, featuring a media room, game room, fitness area, and a full bar with quartz counters. Yet another full bathroom presents itself in the lower level. A walkout stairs leads out to the backyard. Sitting on 1.44 acres, 962 Tennis

Ave holds a superb backyard, backing up to a wooded area. A large interlocking stone patio sits off of the kitchen ideal for hosting summer events. Given its grand scale, the home has too many features to name, but a few notable ones include high efficiency dual zone heating and cooling with NEST thermostat controls, Andersen windows, Therma-Tru exterior doors, exterior landscape package, satin brass fixtures, square trim LED recessed lighting and much more. Schedule an appointment to tour this masterpiece today!

### Essential Information

MLS® #	PAMC2074934
Sold Price	\$1,837,500
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Acres	1.03
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk, Colonial
Status	Closed
Sold Date	July 28th, 2023

### Community Information

Address	966 Tennis Ave
Area	Horsham Twp (10636)
Subdivision	AMBLER
City	AMBLER
County	MONTGOMERY-PA
State	PA
Zip Code	19002

### Amenities

Amenities	Attic, Bar, Butlers Pantry, Double/Dual Staircase, Pantry, Recessed Lighting, Sound System, Soaking Tub, Stall Shower, Tub Shower,
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	Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Asphalt Driveway
# of Garages	3
Garages	Inside Access, Garage - Side Entry
View	Creek/Stream, Trees/Woods

## Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Oven/Range-Gas, Refrigerator, Range hood, Six burner stove, Stainless Steel Appliances, Water Heater
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
Fireplaces	Gas/Propane, Marble
# of Stories	3
Stories	3

## Exterior

Exterior	Brick Veneer, Brick Front, Concrete/Block, Frame, HardiPlank
Exterior Features	Extensive Hardscape, Exterior Lighting, Gutter System, Stone Retaining Walls, Patio, Porch(es)
Lot Description	Backs to Trees
Windows	Transom, Insulated, Double Pane, Double Hung
Roof	Pitched, Metal, Asphalt, Shingle
Foundation	Concrete Perimeter

## School Information

District	HATBORO-HORSHAM
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## Additional Information

Zoning	R-2
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## Listing Details

Listing Office	RE/MAX Elite
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Listing information last updated on May 18th, 2024 at 4:03am EDT