


3523 River Rd

New Hope, PA 18938

 Kurfiss Sotheby's
International Realty



\$795,000



Hellen Cannon
Realtor
M +1 215 779 6151
O +1 215 794 1314
hellen@kurfiss.com

2 BED	2/1 BATHS	2,234 SQFT	0.73 ACRES	1850 BUILT	\$356 PRICE/SQFT
-----------------	---------------------	----------------------	----------------------	----------------------	----------------------------

For additional income this property features a one-bedroom apartment with fireplace. What was once a humble Toll House is now a beautifully expanded, 2,234-square-foot residence with character-laden interiors. Snuggled into a river-facing .73 acres near Cuttalossa Road with easy access to the canal path, this stone and frame house with separate guest apartment is a mix of dramatic and cozy, with...

Amenities

Appliances: Built-In Range, Oven - Self
Cleaning, Dishwasher, Refrigerator
Fencing: Other
Floor: Wood, Fully Carpeted, Tile/Brick

Basement Type: Crawl Space
Fireplace Features: Stone, Gas/Propane

Details

Basement: Yes
County: Bucks
Has AC?: Yes
Property Class: Residential
Style: Traditional, Other

City: New Hope
Garage Spaces: 2
High School: New Hope-solebury
Status: Active
Subdivision: None Available

Additional Information

Condition: Average+

Cooling: Central A/C

Heat: Propane, Hot Water, Radiant
 Laundry Type: Main Floor
 Lot Description: Level, Sloping, Open,
 Trees/Wooded, Rear Yard, SideYard(s)
 Net SqFt: 2,234
 Porch/Deck: Patio(s)
 Room Count: 9
 Structures: Above Grade, 2nd House
 Utilities: Cable TV
 Water: Well

Hot Water: Propane
 Lot Area Acreage: 0.73
 Lot Dimensions: 0X0
 Ownership: Fee Simple
 Roof: Pitched, Slate
 Sewer: On Site Septic
 Type: Residential
 Wall/Ceilings: Cathedral Ceilings, 9'+
 Ceilings
 Zoning Code: R2

Private

Directions: North on River Rd pass
 Cuttalossa Rd to white house on left.

List Price: \$795,000

Dimensions

Room List: Living Room, Dining Room,
 Master Bedroom, Kitchen, Bedroom 1,
 Other, Attic

Stories: Main, Upper 1

Fees

Tax Year: 2018

Total Taxes: \$11,729









For full property details, please visit: www.kurfiss.com/1004148781