## 3523 River Rd

New Hope, PA 18938

# Kurfiss Sotheby's International Realty







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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. Snugged 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 City: New Hope
County: Bucks Garage Spaces: 2

Has AC?: Yes High School: New Hope-solebury

Property Class: Residential Status: Active

Style: Traditional, Other 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

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































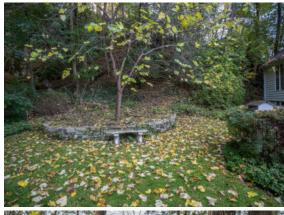


















For full property details, please visit: www.kurfiss.com/1004148781