



Come see this lovely home & enjoy a catered lunch!

Wednesday July 19, 12-2

3505 Post Road , Huntingdon Valley PA 19006

MLS: 7008648    PRICE: \$409,500.00

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Parking: 3 Cars

Subdivision: Justa Farms  
Year Built: 1960  
Lot Size: 26101  
Sqft: 3106

#### PROPERTY FEATURES:

- |                              |                           |                      |
|------------------------------|---------------------------|----------------------|
| ❑ Central A/C                | ❑ Fireplace               | ❑ Walk-in closet     |
| ❑ Hardwood floor             | ❑ Tile floor              | ❑ Family room        |
| ❑ Living room                | ❑ Bonus/Rec room          | ❑ Office/Den         |
| ❑ Dining room                | ❑ Dishwasher              | ❑ Refrigerator       |
| ❑ Stove/Oven                 | ❑ Microwave               | ❑ Granite countertop |
| ❑ Stainless steel appliances | ❑ Washer                  | ❑ Dryer              |
| ❑ Laundry area - inside      | ❑ Balcony, Deck, or Patio | ❑ Yard               |

#### PROPERTY DESCRIPTION:

This beautifully landscaped, versatile, unique stone, split level home is located in lovely Huntingdon Valley within the Blue Ribbon Lower Moreland School District. Sited on a .6 acre corner lot with mature trees & beautiful gardens, this home is in a country-like setting! Enter through the foyer that opens into the spacious living room with gleaming hardwood floors that flow into the formal dining room. Enter the completely updated eat-in kitchen boasting granite countertops with accenting backsplash, gorgeous wood cabinetry, double sink, stainless steel appliances including a glass top double oven. Through custom wood shutters, you have a great view of the fenced back yard, two-tiered wrap-around deck & slate patio – all great for entertaining. Before exiting the rear patio door you will find one of the two bonus rooms which in the past has been used as a pantry, private office & currently as a comfy den. The large flowing side yard features a line of trees providing a natural separation between your neighbors – enhancing your privacy. The bright hall bathroom has sliding glass doors and tub surround. All three recently carpeted bedrooms have ceiling fans with lights and boast large closets; one with wall to wall mirrored closets & the master bedroom with a large walk-in closet. The master bath has been updated with new vanity, sink & faucets. Wait until you see the large lower level family room with built in ceiling-to-floor bookcases & cabinets along with easy to care for newer vinyl tile flooring. The large bow window brings a lot of cheery sunlight into this room. For additional storage you will be pleased with the large area in the crawl space & floored attic. In the laundry room you will find newer (2017) Samsung washer & dryer. Don't forget the powder room with gorgeous hand painted sink. The other bonus room has its own entry from the driveway & is currently used as an office. This room could be used for

