



**FOR SALE**



## Lovely Home in Lower Moreland School District

3505 Post Road , Huntingdon Valley PA 19006

MLS: 7008648    PRICE: \$409,500.00

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Sqft: 3106

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

### PROPERTY FEATURES:

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

### 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

