



297 HAWKS FLIGHT COURT

297 HAWKS FLIGHT CT, AMBLER, PA 19002

\$1,080,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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19002

Nestled on a quiet cul-de-sac within the highly sought-after Chestnut Creek community, this custom-built brick-front home occupies one of the premier lots in the development. A deep setback from the street ensures a sense of arrival, with the home perfectly situated on over a half-acre of lushly landscaped grounds.

Garage Count: 2 Car Garage,
Heating - Fuel Type: Gas,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Heating Type: Forced Air

\$1,080,000



Mature trees provide an exceptional level of privacy for this wonderful home with five bedrooms, three full bathrooms, and two half bathrooms. A meticulous front walkway leads to a covered entry featuring a custom door with sidelights, marking the first of many distinctive architectural details found throughout the property. The foyer introduces an atmosphere of elegance with refined woodwork and hardwood floors that extend through most of the first and second levels. A gorgeous staircase serves as a focal point, flanked by a formal dining room with a bright bay window and an expansive great room. This impressive great room also features a matching bay window with window seat, and custom built-ins spanning two walls. A fireplace is centered between large windows that invite an abundance of natural light into the space. A sliding door provides easy access to the patio, while the room flows naturally into the breakfast area. The kitchen and breakfast space will delight any chef, offering tile flooring, a wealth of cabinetry, and a dedicated coffee bar. The center island includes a prep sink and seating for four, complemented by granite counters, recessed lighting, and stainless-steel appliances featuring a 4-burner WOLF cooktop and WOLF double ovens.

A large sink sits beneath a double window with peaceful views of the rear yard. The breakfast room is anchored by a vaulted ceiling and surrounded by windows, with a sliding door opening to the oversized patio. Nearby, the mudroom and laundry area includes additional cabinetry, a closet, a laundry sink, and access to the oversized 2 car garage which offers space for cars and additional storage. A powder room completes this floor. The second-floor houses four bedrooms and a dedicated office, all finished with hardwood flooring. The primary suite features a large bath with a double vanity, a spacious stall shower with tile surrounds, and a walk-in closet. Double doors lead from the primary bedroom to an office currently being used as a nursery. Two additional bedrooms offer comfortable proportions and ample closet space. The fourth bedroom is particularly striking, designed with a vaulted ceiling, built-ins, a window seat, and significant storage. This versatile room also makes a fabulous home office or second floor family/game room! The third floor reveals one of the most unique aspects of this custom floor plan, consisting of a full bedroom suite. This private retreat includes a full bath and a walk in closet, making it an ideal space for an au pair or long term guests.

This level also provides access to a large walk in attic for convenient, no step storage. The finished basement serves as an expansive area for a game room, exercise space, or play area. It includes a powder room, a dedicated wine storage area, additional storage, and an outside exit. The exterior of the home is designed for those who love to entertain and the lot is spectacular, offering privacy and ample space for playing ball, a swing set, or even the addition of a pool. The large patio features multiple seating areas and overlooks a tranquil pond with a waterfall, creating a beautiful setting to relax with a glass of wine after a long day. Both the interior and exterior have been meticulously maintained, and there is no stucco. Significant updates throughout the home include: whole house generator, Roof 2021, hot water heater 2024, HVAC 2016, Ideally located in the highly desirable Chestnut Creek Community and is minutes from local parks, schools, walking trails, golf & tennis clubs, restaurants & shopping. If you are searching for a truly one of a kind home, schedule your private showing today!