

775 BRISTOL RD

CHURCHVILLE, PA 18966

\$624,500

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Located in the desirable Churchville section of Northampton Township, this well-maintained three-bedroom, two-and-a-half-bath home offers a thoughtful layout and spaces designed for both everyday living and entertaining. A two-story foyer creates a welcoming first impression and leads into one of the main living areas, where a wood-burning fireplace with insert, flanked by windows serves as the focal point. This generously sized terra cotta tiled room connects seamlessly to the dining area and updated kitchen.

**Appliances: Refrigerator,
Kitchen Features: Gourmet Kitchen,
Interior: Beam -Ceilings,
Appliances: Dishwasher,
Basement: Slab Foundation,
Appliances: Range / Oven**

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The kitchen is both functional and refined, featuring skylights that bring in natural light, a six-burner Viking gas range, stainless steel appliances, quartz countertops, tiled backsplash, custom millwork, and LVT flooring. From here, step outside to the Trex deck and paver patio—an ideal setting for summer gatherings and outdoor dining. The lower level adds valuable living space, complete with a custom wet bar including a beer mister and beverage refrigerator, making it well-suited for entertaining. A second wood-burning fireplace with insert provides additional warmth, and a conveniently located powder room, along with access to the laundry area, utilities, and one-and-a-half-car garage, adds to the home's functionality. Upstairs, you'll find three spacious bedrooms, all with hardwood flooring and ceiling fans. The hall bathroom has been tastefully updated and includes a jacuzzi tub and pocket door. The owner's suite features a newer stall shower for added comfort.

A walk-up attic, accessible from a bedroom closet, offers additional storage. Additional highlights include a whole-house generator, newer Pella windows and doors, crown molding throughout, updated electric service cable, two-zone heating and air conditioning, and a roof replaced in 2023. Conveniently located within the Council Rock School District and just minutes from major arteries, shopping, parks, and local historic attractions, this home offers a comfortable lifestyle in an established community. Bedroom 3 13.0ft x 14.0ft Dining Room 12.0ft x 11.0ft Bathroom 1 Bedroom 2 12.0ft x 14.0ft Primary Bedroom 17.0ft x 13.0ft Family Room 16.0ft x 26.0ft Kitchen 12.0ft x 13.0ft Living Room 18.0ft x 23.0ft

