

1198 STRATHMANN DRIVE

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\$565,000

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Welcome to 1198 Strathmann Drive, a charming 4-bedroom raised ranch nestled on a private lot in desirable Upper Southampton Township. Set on nearly an acre of breathtaking park-like grounds, this one-of-a-kind property is a true gardener's paradise, complete with three charming bridges crossing gentle streams that meander throughout the backyard, plus a tucked-away gazebo creating a peaceful retreat from the hustle and bustle of everyday life. Whether you envision hosting large family gatherings, backyard volleyball games, or annual football traditions, this exceptional property offers the perfect blend of privacy, comfort, and unforgettable outdoor living.

Appliances: Refrigerator,
Flooring: Hardwood,
Appliances: Microwave,
Appliances: Dishwasher,
Basement: Slab Foundation,
General: Ceiling Fan(s)

\$565,000

From the moment you arrive, you'll appreciate the mature landscaping, tranquil setting, and inviting curb appeal. Ideally located just a short walk from the Newtown Rail Trail, enjoy easy access to scenic biking and hiking trails connecting Upper Southampton, Northampton, and Middletown Townships, along with Pennypack Park, Churchville Nature Center, and Tamanend Park. Step inside to discover a bright and spacious layout designed for both everyday living and entertaining. The welcoming living room is filled with natural light and features hardwood flooring that flows seamlessly into the formal dining room. Sliding glass doors lead to a second-story deck overlooking the stunning backyard, creating the perfect indoor-outdoor flow for entertaining or simply enjoying the serene views. The recently remodeled kitchen serves as the heart of the home and showcases beautiful white cabinetry, sleek granite countertops, a timeless subway tile backsplash, and newer stainless steel appliances, including a gas range, microwave, and refrigerator. A sunny breakfast area sits beside an additional sliding glass door leading to the deck, allowing you to enjoy peaceful backyard views with your morning coffee. Down the hall, hardwood flooring continues beneath all carpeting.

The spacious primary bedroom offers two generously sized closets for exceptional storage. Two additional well-sized bedrooms, each with large closets, share the spacious hall bathroom featuring a double vanity and a private tub and toilet area accented by stylish vintage tile flooring. The lower level expands the home's versatility with a cozy family room centered around a brick fireplace with gas insert conversion option, and sliding glass doors leading to the covered patio and backyard oasis. A fourth bedroom and full bathroom create the ideal setup for guests, extended family, or a private in-law area. The spacious laundry and mudroom includes the washer and dryer, an exterior access door, and the perfect drop zone for gardening boots and outdoor gear. This level also provides direct access to the oversized two-car garage. Additional updates include a roof replaced in 2016 with 50-year shingles, boiler in 2021, hot water heater replaced in 2021, plus updated siding and windows and a 220V outlet in garage for an electric car charger. For added peace of mind, the sellers are including a one-year home warranty for the buyer. Enjoy the serenity and natural beauty of this exceptional property while still being just minutes from shopping, dining, parks, and major commuting routes.

Homes offering this much land, privacy,
charm, and convenience rarely come
along. Bedroom 3 11.0ft x 10.0ft
Bedroom 2 11.0ft x 10.0ft Primary
Bedroom 11.0ft x 14.0ft Kitchen 11.0ft x
13.0ft Dining Room 11.0ft x 12.0ft
Living Room 13.0ft x 19.0ft Bedroom 4
8.0ft x 13.0ft Family Room 13.0ft x
20.0ft Laundry 10.0ft x 8.0ft

