



667 LEVERING STREET

667 LEVERING ST, BLUE BELL, PA 19422

\$949,999

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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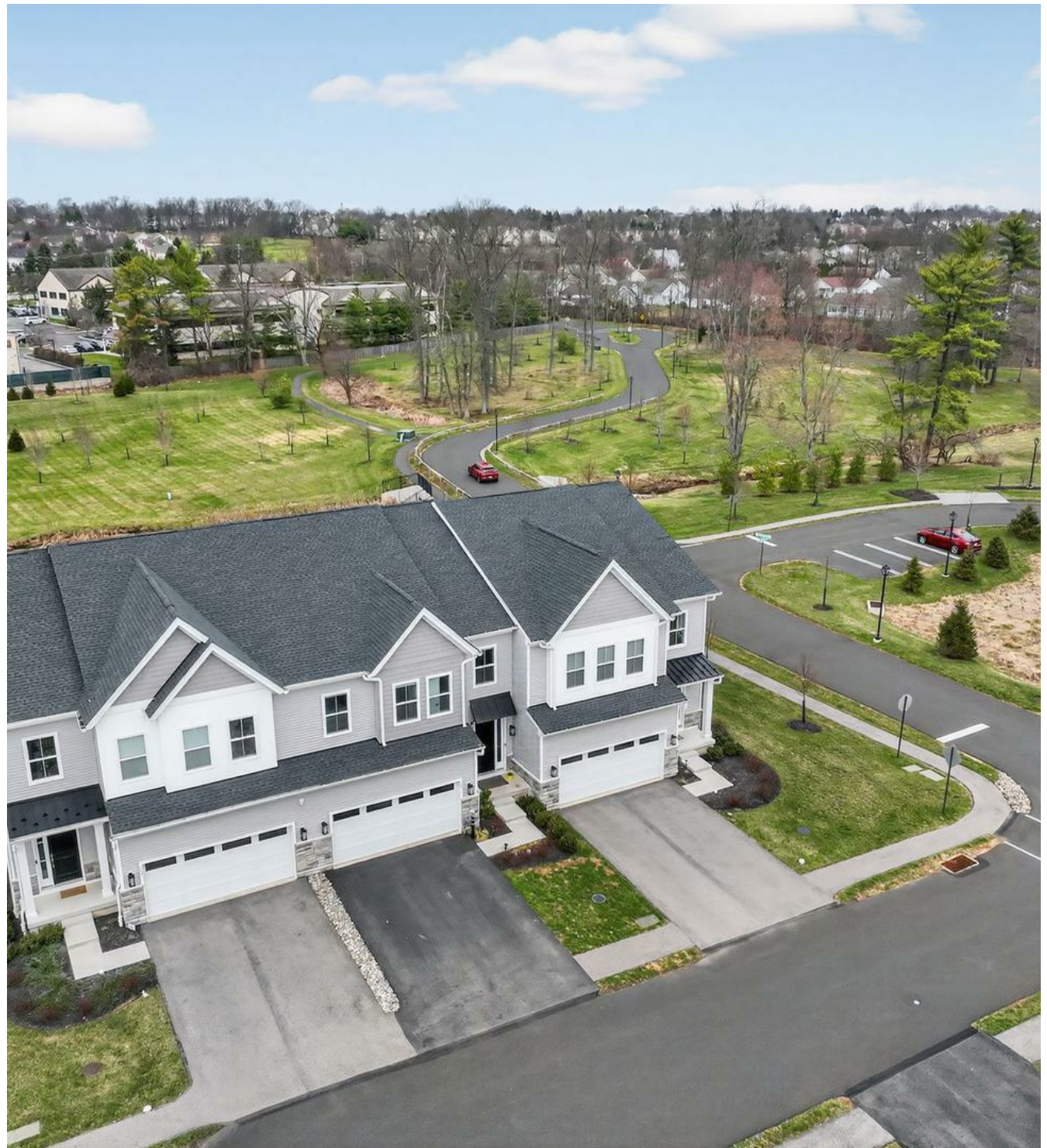
667 Levering Street presents a rare opportunity to own in the highly sought-after community of Creekside at Blue Bell - a private and secluded 31-home cul-de-sac neighborhood featuring peaceful green open spaces, community walking paths, no through traffic, and a trail system that directly connects to Montgomery County Community College. This beautifully maintained 3-year-old Cowan model has been thoughtfully upgraded throughout, including professional painting completed last year, and is perfectly designed for today's multi-generational lifestyle with exceptional flexibility, privacy, and modern comfort.

Garage Count: 2 Car Garage,
Heating - Fuel Type: Gas,
Sewer: Public,
Cooling: Central A/C,
Special Program: Global Luxury,
Heating Type: Forced Air

\$949,999



Located within the award-winning Wissahickon School District, the home offers the ideal combination of luxury, convenience, and top-tier education. From the moment you enter, the welcoming foyer opens into a dramatic two-story great room filled with natural light from oversized windows, creating an airy and inviting atmosphere ideal for both everyday living and entertaining. The open-concept layout seamlessly connects the living and dining spaces to a beautifully appointed kitchen featuring quartz countertops, custom cabinetry, a spacious center island, abundant storage, and the rare convenience of two separate kitchen pantries. Luxury vinyl plank flooring throughout the main level combines durability with modern elegance for busy households. The highly desirable first-floor primary suite offers convenience and accessibility with a generous walk-in closet and spa-inspired en-suite bath featuring dual vanities and a large seated shower. Upstairs, three additional bedrooms - including a junior suite - provide ideal accommodations for extended family, guests, adult children, or work-from-home flexibility. A spacious loft adds even more versatility and can easily function as a second family room, media space, office, study area, or potential second-floor primary retreat.



The finished basement significantly expands the home's functionality and includes a possible additional bedroom and full bathroom, making it ideal for multi-generational living, guests, or private living quarters. The expansive lower level is also perfectly suited for a home gym, recreation room, theater room, hobby space, or additional entertaining area while still offering ample storage. Residents enjoy close proximity to the Montco Athletic Field as well as convenient walkability to shopping, bakeries, restaurants, parks, and everyday conveniences. For commuters, the property offers very close proximity to SEPTA Regional Rail with direct access into Philadelphia, along with convenient access to Routes 202 and 73, the Pennsylvania Turnpike, and I-476. Whether you are seeking true multi-generational living, low-maintenance luxury, flexible work-from-home space, or simply a beautifully maintained newer home in one of Blue Bell's most desirable private communities, 667 Levering Street offers the perfect balance of togetherness, privacy, convenience, and modern living. Don't miss this opportunity to own a home thoughtfully designed to grow with your family for years to come.



