



**201 SUMMER RIDGE CIRCLE**

CHALFONT, PA 18914

**\$985,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 201 SUMMER RIDGE CIRCLE

CHALFONT, PA 18914

Welcome to 201 Summer Ridge Circle, nestled w/i Whisper Ridge, an exclusive enclave of luxury homes set along a quiet no-through street, surrounded by sprawling one-acre properties and breathtaking views of the rolling Bucks County countryside. Located w/i the highly sought-after Central Bucks School District and served by CB South, this exceptional residence offers 4 beds, 3.5 baths, 3,669 sqft, plus an additional 1,588 sqft of beautifully finished walkout lower level living space. As you arrive, the cul-de-sac setting and striking curb appeal immediately stand out, along with an expansive driveway providing ample off-street parking for family and guests.

**Basement: Finished,**  
**Cooling: Central A/C,**  
**Exterior Living Space: Deck,**  
**Exterior Living Space: Patio,**  
**Heating - Fuel Type: Gas,**  
**Heating Type: Forced Air**

**\$985,000**



A covered front entry welcomes you in, offering both charm and protection from the elements. Step inside to a bright, contemporary interior where gleaming hardwood floors flow seamlessly t/o the main level. The dramatic two-story foyer opens into a formal living room with vaulted ceilings and continues into the step-up formal dining room, perfect for hosting large gatherings. A convenient butler's bar connects the dining area to the heart of the home, enhancing both flow and functionality. The impressive, updated kitchen showcases ultra-modern cabinetry, granite countertops, a designer backsplash, and polished stainless steel appliances. With abundant prep space, storage, and lighting, this kitchen is as functional as it is stylish. The adjoining breakfast area offers picturesque views from the deck, including a charming historic red barn delivering a true Bucks County backdrop. Step outside to the multi-level, maintenance-free deck, ideal for summer entertaining, with stairs leading down to the lower-level patio. The soaring two-story family room creates a warm and inviting gathering space, complete with a cozy gas fireplace and access to a private first-floor office. Conveniently located off garage the oversized two-car garage is a large laundry room and updated powder room.



Upstairs, hardwood flooring continues throughout the hallway and into the expansive primary suite. This private retreat features a tray ceiling, ceiling fan, and a luxurious en suite bath with a soaking tub, walk-in shower, dual vanity areas, and radiant heated floors. The oversized walk-in closet is outfitted with custom built-in shelving to meet all your storage needs. Three additional spacious bedrooms, each with ample closet space, share a hall bathroom with a tub/shower combination. The fully finished walkout lower level is a true showpiece designed for both entertainment and multigenerational living. With hardwood flooring and newly installed tile, the space evokes the feel of a stylish New York City lounge. A custom bar with mood lighting sets the tone for entertaining, while the game area, complete with an incl. pool table, and a built-in Classic Flame electric fireplace create a vibrant social space. Enjoy movie nights in the lounge area enhanced by tray ceiling inset lighting for the ultimate cinematic experience. This level also offers a private bedroom retreat with a stunning en suite bathroom featuring a walk-in shower, along with an additional separate room ideal for overnight guests, a gym, or flex space - perfect for extended family or in-law accommodations.



Natural light pours in through numerous windows and a sliding glass door that leads directly to the patio. Outside, the backyard boasts a sweeping lawn with endless possibilities for outdoor enjoyment or the addition of a future pool, made even more appealing by Warrington Township's favorable permitting with no impervious coverage restrictions. Significant recent upgrades include a newer roof (2022) & hot water heater (2024), new gas furnace (2026), a security system, plus a radon mitigation system. Conveniently located near major roadways, shopping, and everyday amenities, this home seamlessly combines luxury, space, and practicality in one exceptional offering. For added piece of mind a ONE YEAR HOME WARRANTY is included.

Recreation Room 31.0ft x 36.0ft Primary Bedroom 18.0ft x 20.0ft Primary Bathroom 9.0ft x 18.0ft Other (1) 11.0ft x 9.0ft Other 11.0ft x 11.0ft Office 12.0ft x 11.0ft Living Room 14.0ft x 14.0ft Laundry 8.0ft x 8.0ft Kitchen 14.0ft x 13.0ft Half Bath Foyer 10.0ft x 10.0ft Family Room 24.0ft x 18.0ft Dining Room 13.0ft x 21.0ft Breakfast Room 14.0ft x 8.0ft Bonus Room 9.0ft x 12.0ft Bedroom 5 11.0ft x 12.0ft Bedroom 4 13.0ft x 14.0ft Bedroom 3 14.0ft x 14.0ft



Bedroom 2 14.0ft x 13.0ft Bathroom 1

(1) Bathroom 1



