

**1276 BURNETT ROAD**

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**\$780,000**

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Welcome to this 3,500 square foot, five-bedroom home nestled on a beautifully landscaped lot in Justa Farms located in the highly desirable Lower Moreland School System. A dramatic spiral staircase creates an impressive first impression as you enter the foyer. The formal living room features a large picture window that fills the space with natural light and a cozy fireplace, while the adjoining dining room offers the perfect setting for holiday gatherings and entertaining. The chef's kitchen is designed for both everyday living and special occasions, featuring abundant cabinetry, generous counter space, and a pantry for added storage.

**Heating - Fuel Type: Gas,  
Cooling: Central A/C,  
Basement: Unfinished,  
Water: City Water**

**\$780,000**

Just off the kitchen, the inviting family room offers a second fireplace and picturesque views of the lush backyard. A versatile fifth bedroom on the main level can also serve as a private home office, guest room, or study. Completing the first floor are a convenient powder room and laundry room. Upstairs, the spacious landing leads to the primary suite, featuring a dedicated makeup area and an en-suite bathroom. Three additional generously sized bedrooms and a full hall bathroom with a tub provide plenty of space for family and guests. The expansive unfinished basement offers endless possibilities to create additional living space, whether you envision a recreation room, home gym, office, or media room. Step outside to the covered patio and enjoy the peaceful backyard retreat. With mature landscaping and ample space for outdoor games, gardening, entertaining, or simply relaxing, this backyard is ready to become your personal oasis. This wonderful home offers hardwood floors, 3 zoned heating, 2 zoned air conditioning and a 2 car garage with heat. Enjoy the space, comfort, and flexibility both inside and out—an exceptional opportunity in a sought-after location. Walk to Justa Farm Park, Mason Mill Park and Pennypack trail. Conveniently located near shopping, trains and major roadways. Full Bath

Bedroom 4 Bedroom 3 Bedroom 2  
Primary Bathroom Primary Bedroom  
Half Bath Laundry Bedroom 5 Family  
Room Kitchen Dining Room Living Room

