

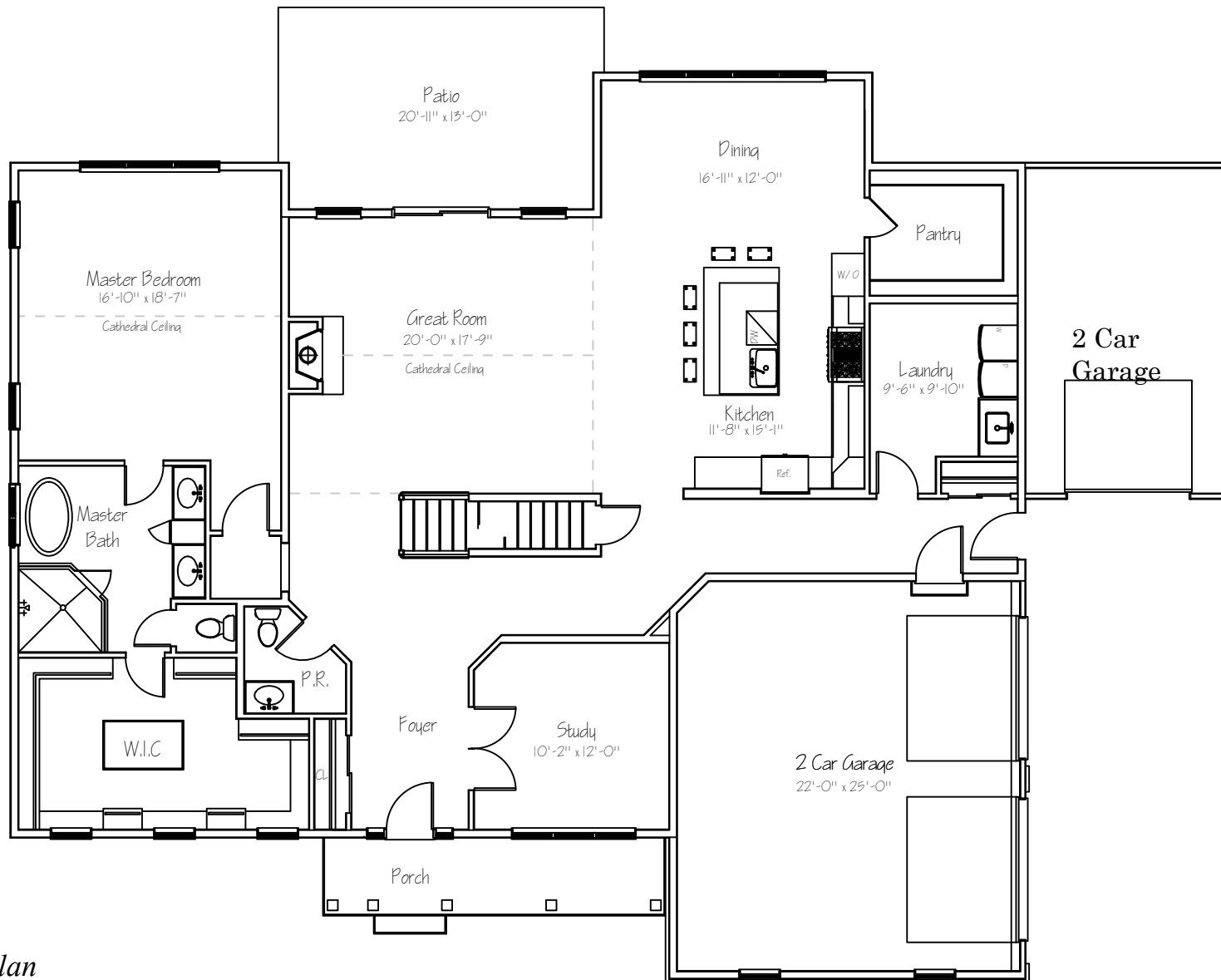
# Braccia Model



4899 Mountain Top Rd W, New Hope, PA 18938 (Buckingham Township)

**Shown with optional:** left-side porch, dormers, metal roof over porch & dormers, railing, windows with transoms,  
**Shown with upgraded:** front door, porch columns, and landscape package.

# The Braccia Model

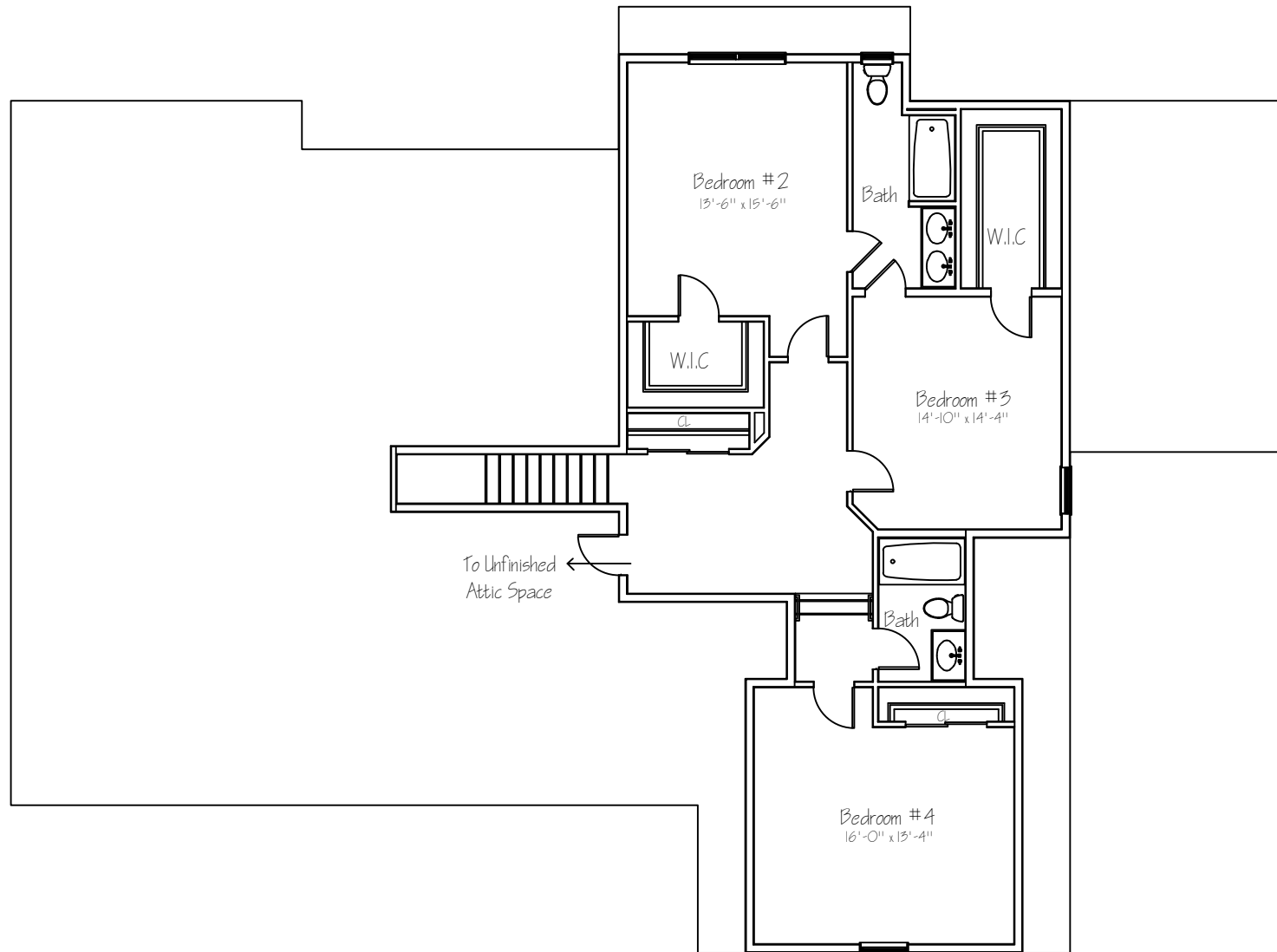


*first floor plan*  
 Sq. Ft.: 2,500 Total  
 Sq. Ft.: 3,858

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included.

9/7/21

# The Braccia Model



## Second floor plan

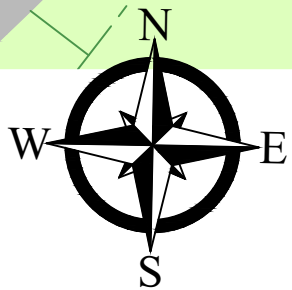
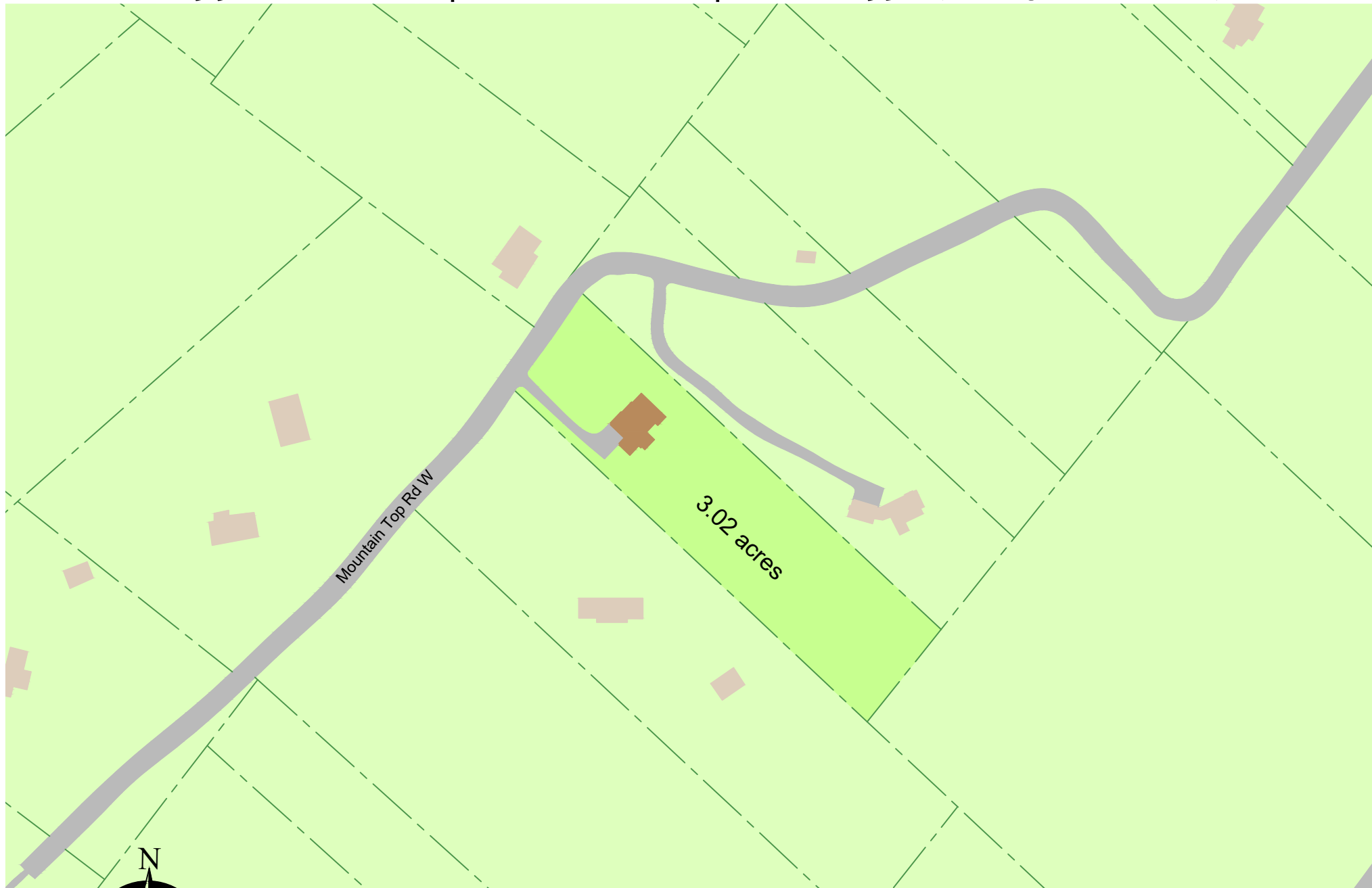
Sq. Ft.: 1,358 Total

Sq. Ft.: 3,858

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included.

9/3/21

# 4899 Mountain Top Rd W, New Hope, PA 18938 (Buckingham Township)



(215) 343-3300



350 S. Main Street, Suite 307  
Doylestown, PA 18901  
(215) 343-3300  
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## *4899 Mountain Top Rd, New Hope, PA 18938*

### *Standard Luxury Features*

#### **Community Benefits and Features**

- Central Bucks Schools
- Buckingham Township
- Private Water
- Private Sewer
- 3.02 Acre Home Site

#### **Spectacular Interiors**

- Nine foot ceilings on first floor
- Luxurious master bedroom suite, including spacious walk in closet and lavish bath
- Warm and spacious family room with gas fireplace
- Elegant trim package, 2 panel doors throughout, crown molding & chair rail in dining room
- Dramatic cathedral ceilings in the family room and primary bedroom (not all models)
- Classic staircase with stained oak main stairs with stained railing and painted balusters
- Finely crafted oak hardwood flooring in first floor
- Wall to wall carpeting in an array of colors
- 1<sup>st</sup> floor laundry room

#### **Gourmet Kitchens**

- Dining area overlooking rear yard
- Sprawling kitchen displaying fine attention to detail in every aspect
- Quartz countertops
- Oversized pantry
- Gourmet GE appliances including energy saver dishwasher, self-cleaning built-in wall oven, built-in microwave, cooktop
- Your choice of beautifully crafted raised-panel cabinetry topped with crown molding
- Trash can / recycling drawer
- Stainless steel sink

#### **Lavish Bathrooms**

- Exquisitely detailed master bath with double vanity, soaking tub & separate stall shower and ceramic tile floor
- Hall & 3rd bath to have ceramic tile floor
- Pedestal sink in powder room

#### **Superior Construction & Energy Efficiency**

- Poured concrete foundation walls
- Insulated exterior doors with weather stripping and adjustable thresholds
- Full insulation with R-20 walls & R-49 ceilings
- Additional "Green" building features available

#### **Exteriors Features**

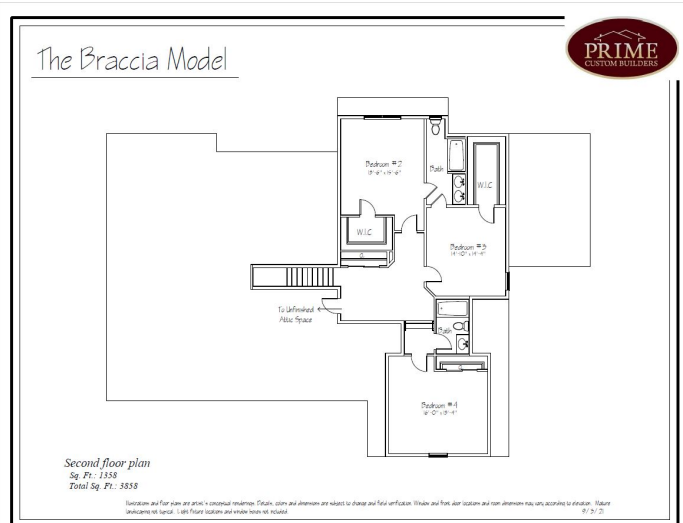
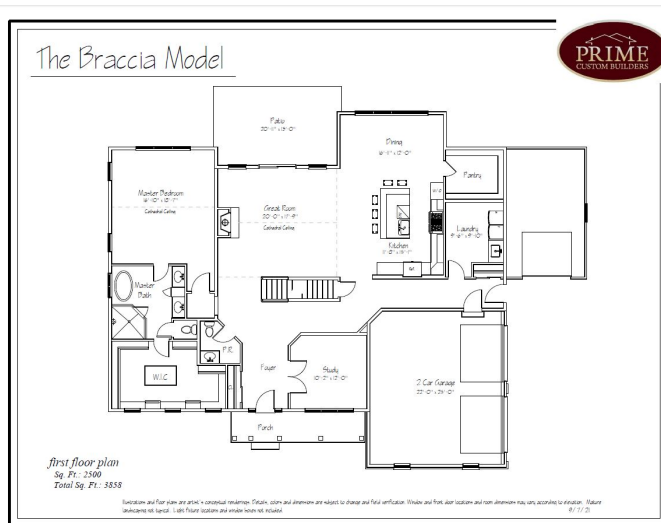
- Your choice of a wide variety of maintenance free vinyl siding & shutters
- Seamless aluminum gutters and downspouts
- Aluminum wrapped soffits and fascia
- Fiberglass architectural style roof shingles with 30 year warranty
- Three car garage
- High efficiency windows with grilles & screens

#### **Utilities and Conveniences**

- High efficiency air conditioning for maximum comfort and efficiency
- High efficiency LP gas heaters
- 50 gallon quick recovery water heater
- Laundry room with washer & dryer hook ups and dryer vent
- Utility sink in laundry room
- Pex plumbing water lines

# Braccia Model

- 4 bedrooms
- 3.5 Bathrooms
- 3,858 Sq Ft
- 3 Car Garage
- Impressive first floor Owner's Suite
- Central Bucks School District
  - ❖ CB East HS
  - ❖ Holicong MS
  - ❖ Buckingham ES
- 3.02 acre wooded lot
- Let us turn this home into your dream!



**4899 Mountain Top Rd W, New Hope PA 18938**

**\$1,290,000**

Marketed By: George Kiriakidi  
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