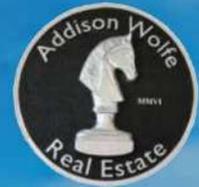


The Grand Modern Farmhouse

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evan@AddisonWolfe.com

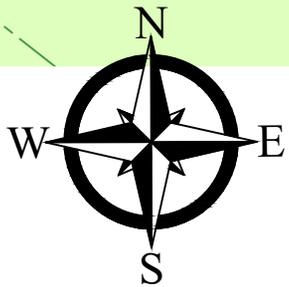


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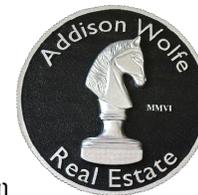


Shown with optional Modern Farmhouse Facade (black windows, vertical siding, metal roof), extended front porch, upgraded front door, soffit lighting, and paver walkway

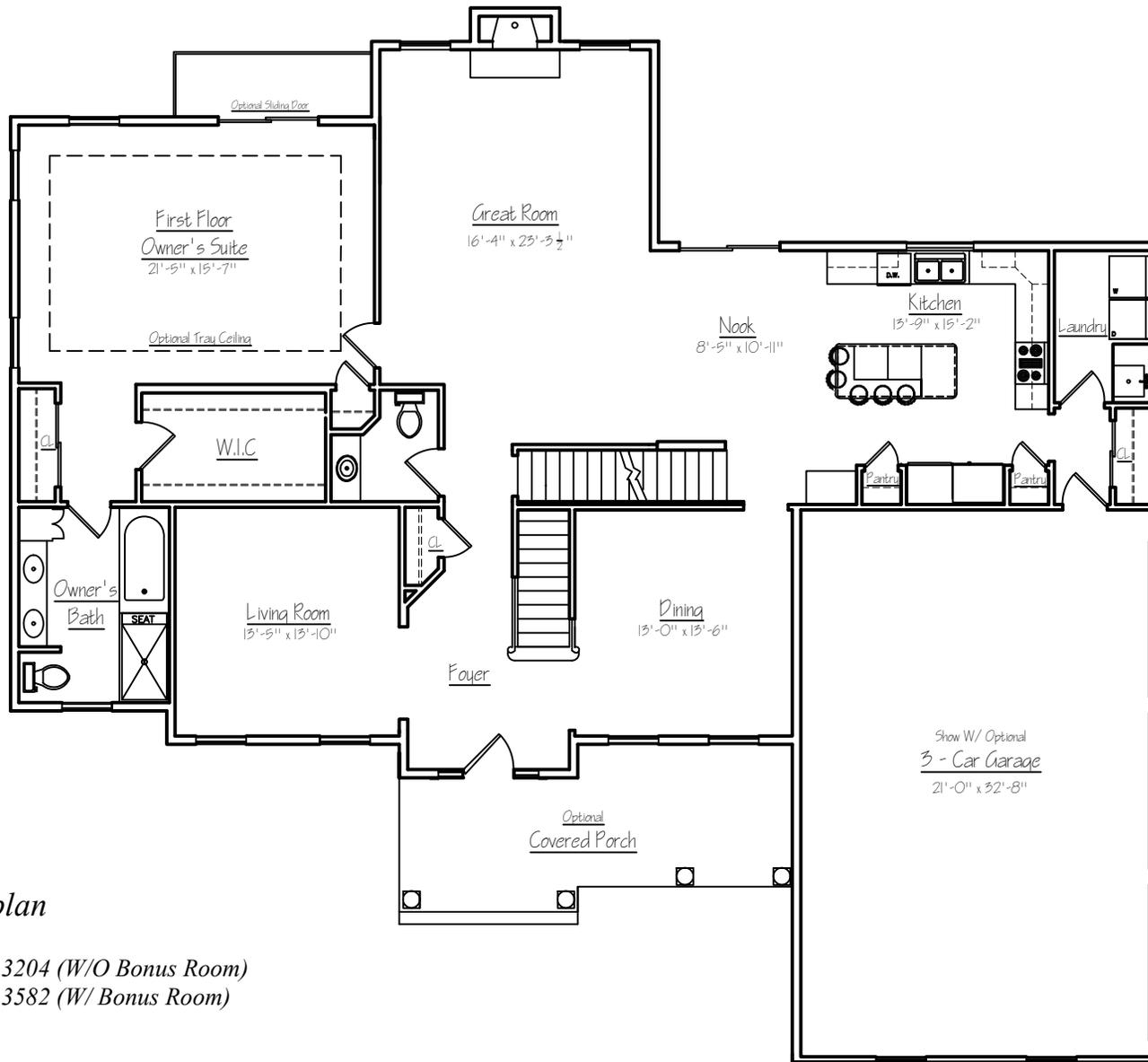
6185 Mechanicsville Rd, Mechanicsville (Solebury Twp.), PA 18934



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The Grand FF Master



First floor plan

Sq. Ft.: 2143

Total Sq Ft: 3204 (W/O Bonus Room)

3582 (W/ Bonus Room)

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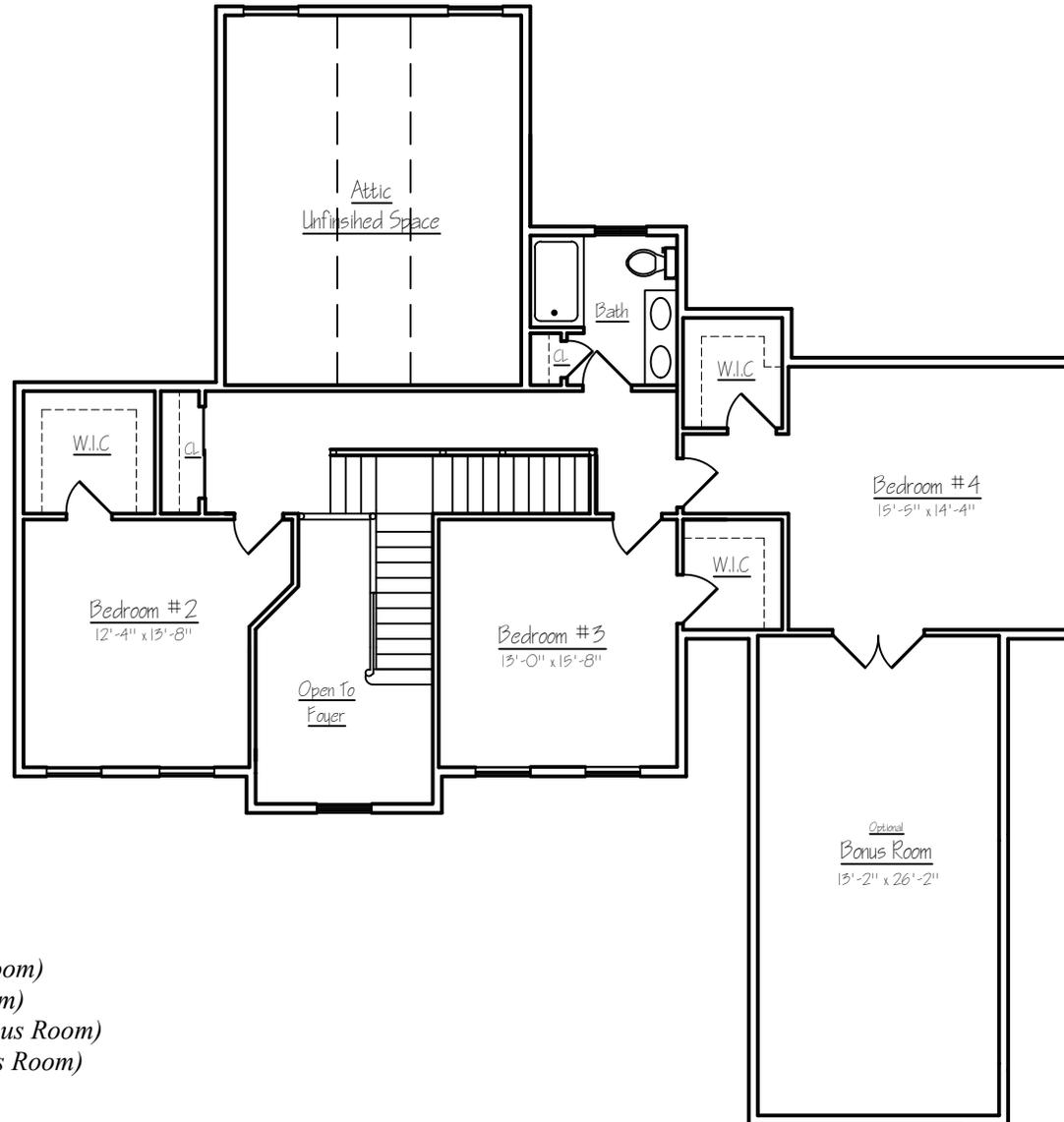
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Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not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

4/3/23

The Grand FF Master



Second floor plan

Sq. Ft.: 1061 (W/O Bonus Room)

1439 (W/ Bonus Room)

Total Sq Ft: 3204 (W/O Bonus Room)

3582 (W/ Bonus Room)

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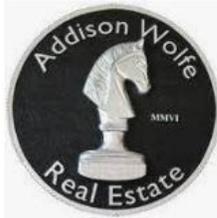
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4/3/23



6185 Mechanicsville Rd, Mechanicsville PA 18934

Buckingham Standard Luxury Features

Community Benefits and Features

- 3.87-acre lot
- New Hope School District
- Solebury Township
- Private Well
- Private Sewer

Spectacular Interiors

- Nine-foot ceilings on first floor
- Luxurious master bedroom suite, including dual closets and lavish bathroom
- Warm and spacious family/great room with gas fireplace
- Elegant trim package includes 2 panel doors throughout, crown molding, shadow boxing & chair rail in dining room
- Dramatic two-story foyer
- Classic staircase with stained oak railing and painted balusters
- Finely crafted hardwood flooring in foyer, kitchen, breakfast room & powder room
- Wall to wall carpeting in an array of colors

Gourmet Kitchens

- Sunny breakfast area overlooking rear yard
- Sprawling kitchen displaying fine attention to detail in every aspect
- Granite countertops
- Pantry
- Gourmet General Electric appliances including energy saver dishwasher, cooktop, self-cleaning wall oven and built-in microwave
- Your choice of beautifully crafted raised panel cabinetry
- Trash can / recycling drawer
- Stainless steel sink

Lavish Bathrooms

- Exquisitely detailed master bath with two vanities, stall shower soaking tub, tile floor, and private water closet
- Hall bath with ceramic tile floor
- Pedestal sink in powder room

Superior Construction & Energy Efficiency

- Poured concrete foundation walls
- Insulated steel exterior doors with weather stripping and adjustable thresholds
- Full insulation with R-21 walls & R-49 ceilings
- Additional “Green” building features available

Exteriors Features

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

Utilities and Conveniences

- Dual-zoned, high efficiency air conditioning for maximum comfort and efficiency
- High efficiency gas heater
- 50-gallon quick recovery gas water heater
- 2nd floor Laundry Room with washer & dryer hook ups and dryer vent
- Pex Plumbing Water Lines

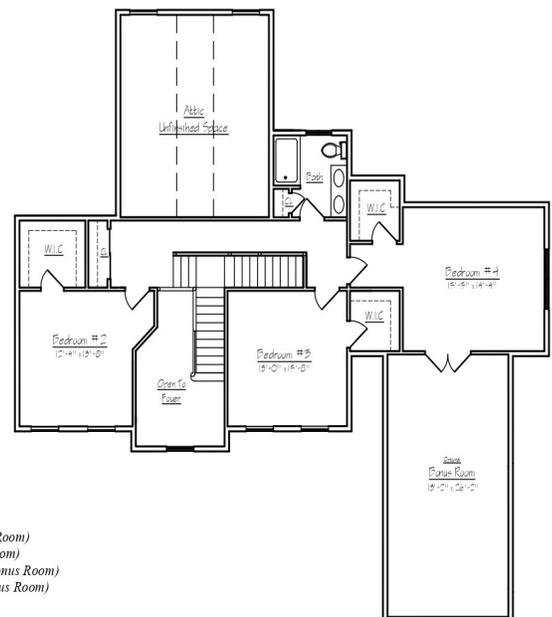
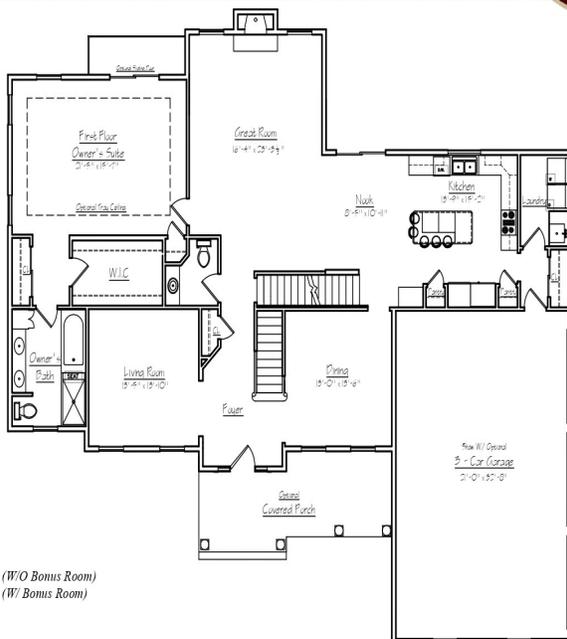
All information is deemed reliable but not guaranteed. Contents subject to errors and omissions.

In a continuing effort to improve our homes, Prime Custom Builders, LLC reserves the right to make changes and/or modifications to plans, elevations, specifications, features, colors and prices without prior notice. Last revision 10/12

Grand FF Model

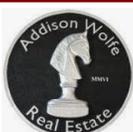


- ◆ 4 Bedroom
- ◆ 2.5 Bathrooms
- ◆ 3,204 Sq Ft
- ◆ 3 Car Garage
- ◆ Impressive Owner Suite
- ◆ Turn this home into your dream home!



6185 Mechanicsville Rd, Mechanicsville (Solebury Twp) PA 18934

Offered at \$1,350,000



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