

Solebury Grand



COLDWELL BANKER
HEARTHSIDE

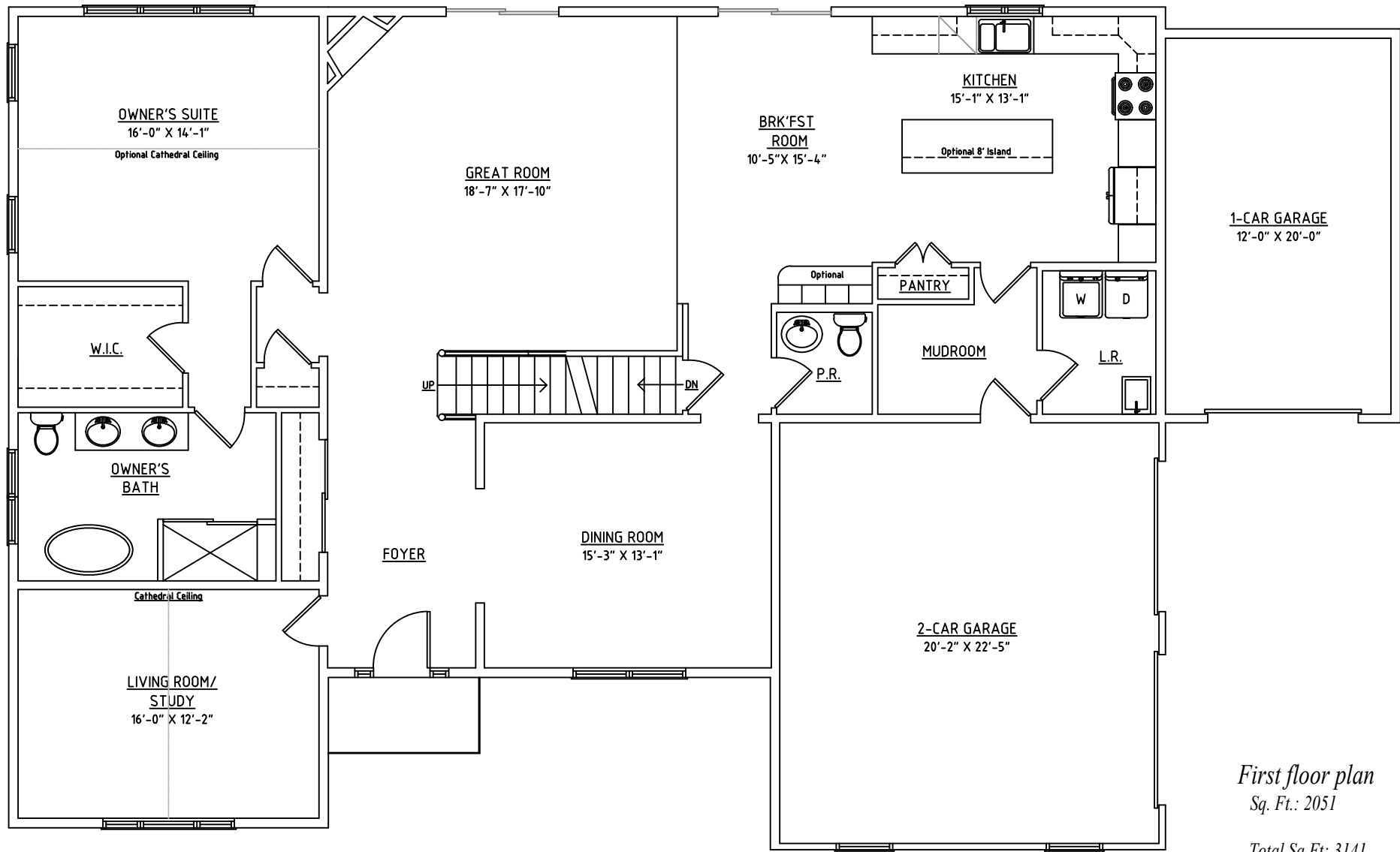
Matt White - Realtor
100 Brandywine Blvd., Suite 302
Newtown, PA 18940
m.white@cbhearthside.com | (215) 692-1274

Shown with optional landscape package, upgraded shutters, garage doors, pediments, front door w/ transom, stonework, 3rd car garage, lighting options, upgraded steps & driveway, black windows



(215) 343-3300

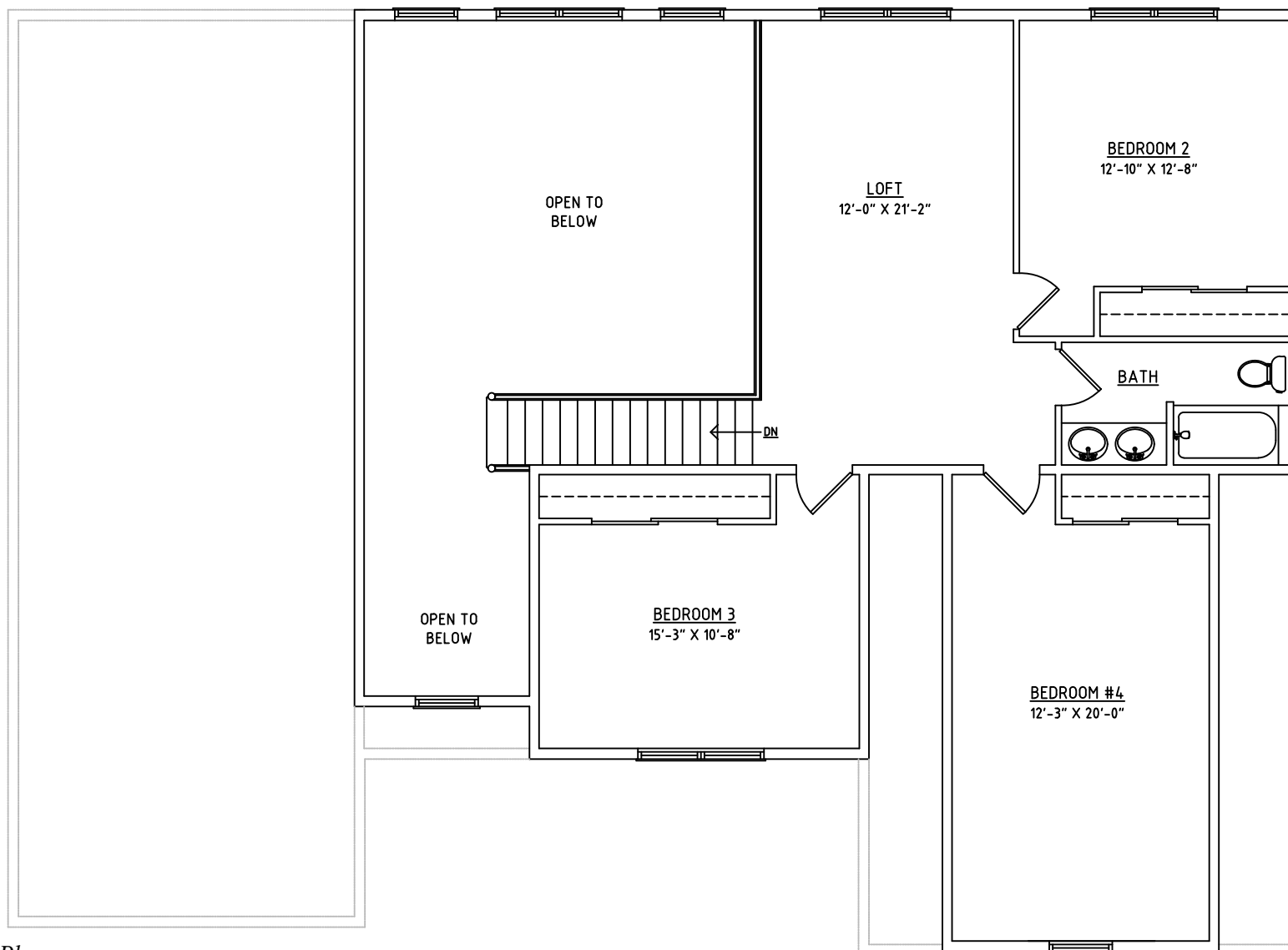
The Solebury Grand Model



First floor plan
Sq. Ft.: 2051

Total Sq Ft: 3141

The Solebury Grand Model



Second Floor Plan
Sq. Ft.: 1090

Total Sq Ft: 3141

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.

8/26/26



421 QUARRY RD,
OTTSVILLE PA 18942
(NOCKAMIXON TWP)



6.72 ACRES

QUARRY ROAD



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Matt White - Realtor

100 Brandywine Blvd., Suite 302

Newtown, PA 18940

m.white@cbhearthsides.com | (215) 962-1274

350 S. Main St. Suite 307

Doylestown, PA 18901

(215) 343-3300

george@primecustombuilders.com



The Solebury Grand - Standard Luxury Features

421 Quarry Rd, Ottsville, PA 18942

(Nockamixon Twp)

Community Benefits and Features

- Palisades School District
- Private Water
- Private Sewer
- 8 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
- 1st floor laundry room

Gourmet Kitchens

- Adjoining dining area overlooking rear yard
- Sprawling kitchen displaying fine attention to detail in every aspect
- Granite counter tops
- 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, maple 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
- Hall 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

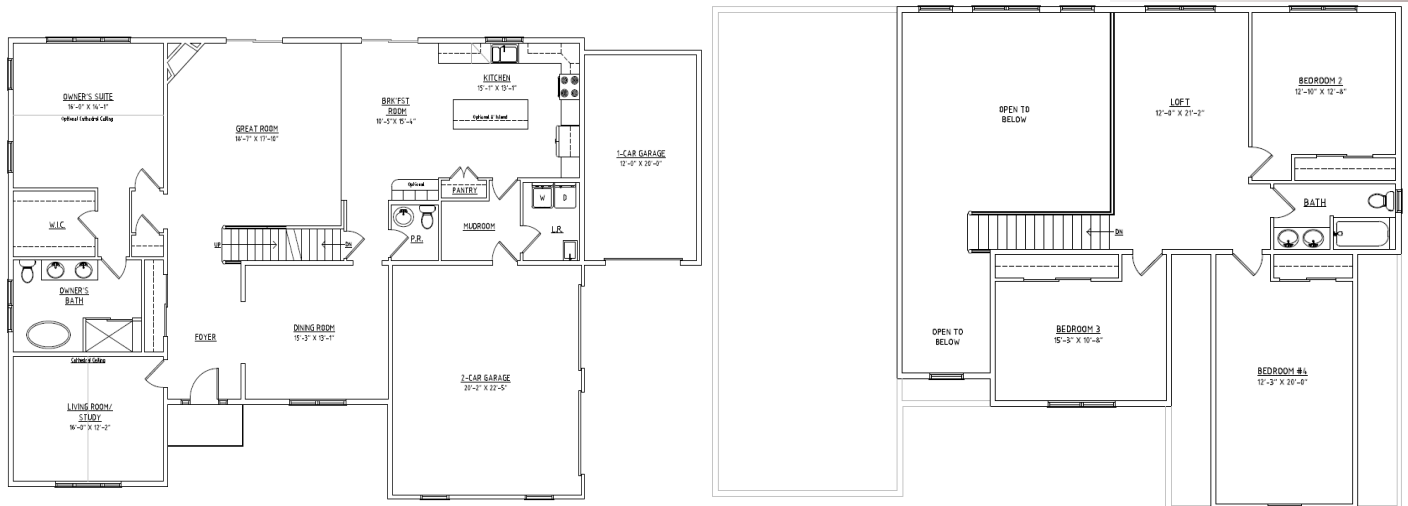
Utilities and Conveniences

- High efficiency air conditioning for maximum comfort and efficiency
- High efficiency gas heater
- 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

The Solebury Grand Model



- ◆ 4 bedroom
- ◆ 2.5 Bathrooms
- ◆ 3,141 Sq Ft
- ◆ Opt. 3-Car Garage
- ◆ Impressive 1st Floor Owner Suite
- ◆ Palisades School District
- ◆ 8 acre homesite
- ◆ Turn this home into your dream home!



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(Nockamixon Twp)

Proudly Offered at \$1,189,900

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