

\$799,900 - 1706 Makefield Rd, YARDLEY

MLS® #PABU2090818

\$799,900

4 Bedroom, 3.50 Bathroom,
Residential on 0.42 Acres

MAKEFIELD MANOR, YARDLEY, PA

Welcome to 1706 Makefield Road
Located in the highly desirable Makefield Manor section of Yardley, PA, and within the award-winning Pennsbury School District, this brand-new construction offers over 3,500 sq ft of luxurious living space – all thoughtfully designed with comfort, quality, and style in mind.

First Floor Elegance

Step through the grand foyer and into a home that radiates sophistication. The entire first floor is covered in premium Bruce hardwood flooring, setting a warm and upscale tone. To your left, a massive formal dining room showcases wainscoting, chair rail, and crown molding that extends seamlessly throughout the main level.

Custom details include colonial-style staircase railings with metal spindles, hardwood treads, and painted risers – a true showpiece. Abundant natural light streams in through high-end Andersen double-pane windows, brightening every corner of the home.

Enjoy both formal and casual family spaces – ideal for relaxing with a book, gathering for game night, or hosting movie marathons.

Chef's Kitchen Perfection

This dream kitchen features:

Shaker-style white cabinetry



Calacatta quartz countertops

A massive center island with bar seating

European-style backsplash

Black stainless steel appliances

Whether you're meal-prepping or entertaining, this kitchen offers the ideal layout and aesthetic for any home chef.

Convenient Main-Level Features

Also on the first floor, you'll find a powder room and a large mud/laundry room with direct access to the backyard and driveway.

Second Floor Comfort

Upstairs, you'll find four generously sized bedrooms, each with hardwood flooring. The primary suite is a true retreat featuring:

A spacious walk-in closet

En-suite bathroom with double vanity, frameless glass shower, and elegant finishes

The additional bedrooms are perfect for family or guests and share a beautifully appointed full hallway bath with tub/shower combo and dual sinks.

Fully Finished Basement

Head downstairs to discover a fully finished basement with 9-foot ceilings, LVT waterproof vinyl flooring, and a mini-split HVAC system for separate climate control. The open layout offers endless possibilities – recreation room, gym, office, or even a future 5th bedroom or home theater. A full bathroom and large mechanical/storage room complete this level.

Exterior & Additional Highlights
Custom blue vinyl siding

Spacious front and private rear yard

Detached 2-car garage plus driveway for 6 vehicles

Superior foundation wall system

Energy-efficient 2x6 framing construction

High-end finishes throughout: crown molding, wainscoting, quartz counters, Andersen windows

Don't miss this incredible opportunity to own a high-end new construction home priced well below market value with similar homes in the area selling for \$1.3M to \$1.8M. 1706 Makefield Road delivers unmatched value, style, and location in one exceptional package.

Built in 2024

Essential Information

MLS® #	PABU2090818
Price	\$799,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Acres	0.42
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	1706 Makefield Rd
Area	Lower Makefield Twp (10120)
Subdivision	MAKEFIELD MANOR
City	YARDLEY
County	BUCKS-PA
State	PA
Municipality	LOWER MAKEFIELD TWP
Zip Code	19067

Amenities

Amenities	Master Bath(s), Walk-in Closet(s), Wood Floors, Sprinkler System
# of Garages	2
Garages	Covered Parking, Garage - Side Entry, Garage - Front Entry

Interior

Appliances	Dishwasher, Dryer, Oven/Range-Electric, Refrigerator, Washer
Heating	Forced Air, Heat Pump - Gas BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Full, Walkout Stairs
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Windows	Energy Efficient
Foundation	Concrete Perimeter

School Information

District	PENNSBURY
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Additional Information

Date Listed	June 17th, 2025
Days on Market	88
Zoning	R2

Listing Details

Listing Office	Keller Williams Real Estate - Newtown
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