

\$749,000 - 3174 Wier Dr E #e, WARRINGTON

MLS® #PABU2092872

\$749,000

3 Bedroom, 3.50 Bathroom, 2,764 sqft

Residential on 0.12 Acres

RESERVE AT EMERSON FARM,
WARRINGTON, PA

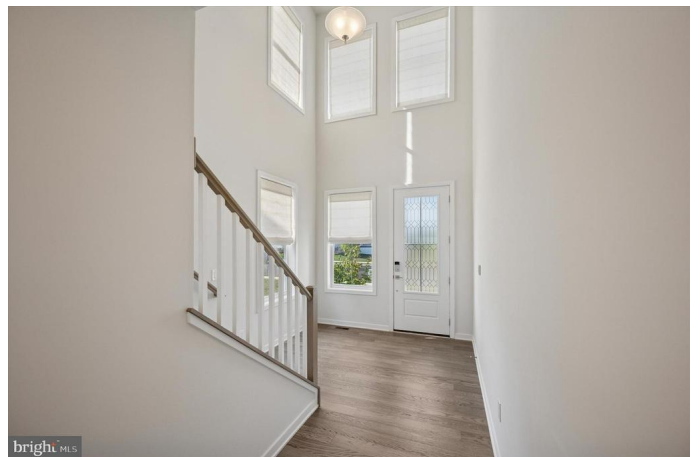
UPDATED PHOTOS!!!

Welcome to this stunning 3-year-young Delan Elite end unit carriage-style townhome in the coveted Reserve at Emerson Farm by Toll Brothers. With high-end builder upgrades throughout and a beautifully crafted stone front faade, this home combines timeless style with modern luxury and is situated on a premium lot that backs up to open space.

Step inside to a dramatic two-story foyer bathed in natural light, showcasing wide-plank neutral hardwood flooring that flows seamlessly throughout the main level. As an end unit, this home enjoys abundant sunlight from extra windows, enhancing the airy, open-concept design.

The heart of the home is the expanded great room, a premium builder upgrade, ideal for everyday living and entertaining. The gourmet kitchen is a chef's dream featuring a deep island with seating, upgraded Quartz countertops, white subway tile backsplash, a gas cooktop, and classic white cabinetry offering exceptional storage and prep space. A walk-in pantry, located conveniently near the garage entry, adds even more functionality.

Upstairs, a versatile loft area provides the perfect spot for a home office, playroom, or media lounge. The luxurious primary suite is a true retreat, complete with expansive windows,



a walk-in closet with direct access to the second-floor laundry, and a spa-inspired bath featuring a double vanity, oversized shower, and modern wood finishes in a calming neutral palette. Two additional bedrooms complete the second level—one with an ensuite bath, and the other adjacent to a hall bath with a tub.

The unfinished basement, already plumbed for a bathroom, offers endless possibilities for added living space or storage.

With a 2-car garage, premium location within the community, and the quality and craftsmanship synonymous with Toll Brothers, this home is an exceptional opportunity to own in one of the area’s most desirable neighborhoods.

This home feeds to Mill Creek Elementary School, which will be one of the few elementary schools in Central Bucks School District to start full-day kindergarten in the fall of 2025!

Built in 2022

Essential Information

MLS® #	PABU2092872
Price	\$749,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,764
Acres	0.12
Year Built	2022
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Straight Thru
Status	Active

Community Information

Address	3174 Wier Dr E #e
Area	Warrington Twp (10150)
Subdivision	RESERVE AT EMERSON FARM
City	WARRINGTON
County	BUCKS-PA
State	PA
Municipality	WARRINGTON TWP
Zip Code	18976

Amenities

Amenities	Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Carpet, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds
# of Garages	2
Garages	Additional Storage Area, Built In, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Range hood, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Built-In Range, Oven-Double, Oven-Self Cleaning, Oven-Wall
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Interior Access, Poured Concrete, Rough Bath Plumb, Windows
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Exterior Features	Deck(s)
Foundation	Other

School Information

District	CENTRAL BUCKS
Elementary	MILL CREEK
High	CENTRAL BUCKS HIGH SCHOOL SOUTH

Additional Information

Date Listed	April 25th, 2025
Days on Market	166
Zoning	RA

Listing Details

Listing Office	BHHS Fox & Roach-Blue Bell
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Listing information last updated on October 25th, 2025 at 1:30pm EDT