

\$5,750,000 - 2468 River Rd, NEW HOPE

MLS® #PABU2098104

\$5,750,000

4 Bedroom, 5.50 Bathroom, 4,777 sqft

Residential on 0.37 Acres

000, NEW HOPE, PA

Indulge in premier waterfront living at RiverHaven, a brilliantly conceived luxury new construction residence brought to life by Luce Architects and McGahan Enterprises. Perfectly nestled between the idyllic canal towpath and the majestic Delaware river, RiverHaven promises to offer 4,777 square feet of innovative design, spread across three levels. This 4 bedroom, 5.5 bathroom, walk-to-town haven is the first-ever, newly constructed, single-family home to grace New Hope's riverfront market, making it a singular and unrepeatable opportunity. To fully admire the breath-taking river views, the home features multiple walls of Pella Reserve windows and a variety of decks on every level. The home is teeming with premium amenities such as radiant heated flooring, a package of Wolf/Sub Zero appliances, a ceiling soaring 18 feet in the great room, fully customized kitchen cabinetry, a glass-enclosed wine vault, and large-format porcelain tiling. Toto toilets, a new septic system, a docking area, and Hardie plank facade accentuated with mahogany and stone are just a few more examples of the opulent inclusions within this designer home. Envision hosting gatherings in your stunning dream kitchen while soaking up the enchanting views of riverside gardens and shimmering water. The Owner's Suite is designed to span the entire third floor, complete with expansive walk-in closets, an extravagant bathroom featuring a soaking tub and an oversized glass shower, all while



offering unhindered river views. Unique to this location is one of the largest backyards available on New Hope's riviera, highlighting the distinctiveness of this property. No detail has been overlooked in creating a residence that caters to a contemporary lifestyle, including a garage and additional storage or flexible space for items such as kayaks, a personal gym, or whatever you desire. New Hope, PA, is consistently hailed as one of "America's Best Small Towns," known for its vibrant art culture, entertainment, fine dining, high-end shopping, farmers markets, nature trails, and so much more. The moment has finally arrived to immerse yourself in the unparalleled lifestyle of luxurious riverfront living at RiverHaven.

These renderings are conceptual designs and are subject to change. Pool is being offered as an upgrade. The property has no history of flooding. The floor plans are amendable, available upon request and can be customized to your wishes. Building specifications are also available upon request. Estimated delivery will be Spring 2026.

Built in 2025

Essential Information

MLS® #	PABU2098104
Price	\$5,750,000
Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,777
Acres	0.37
Year Built	2025
Type	Residential
Sub-Type	Detached

Style	Contemporary
Status	Active

Community Information

Address	2468 River Rd
Area	Solebury Twp (10141)
Subdivision	000
City	NEW HOPE
County	BUCKS-PA
State	PA
Municipality	SOLEBURY TWP
Zip Code	18938

Amenities

Amenities	Bathroom - Walk-In Shower, Soaking Tub, Built-Ins, Butlers Pantry, Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Skylight(s), Store/Office, Upgraded Countertops, Walk-in Closet(s), Wine Storage, Wood Floors, Bar
Parking	Private
# of Garages	1
Garages	Garage - Front Entry, Covered Parking, Inside Access
View	River, Scenic Vista, Courtyard

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer
Heating	Radiant, Forced Air, Heat Pump(s)
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	HardiPlank
Exterior Features	Exterior Lighting, Gutter System, Play Area, Stone Retaining Walls
Lot Description	Landscaping, Lot Premium, Private, Rear Yard

Roof	Asphalt, Metal
Foundation	Concrete Perimeter

School Information

District	NEW HOPE-SOLEBURY
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Additional Information

Date Listed	June 23rd, 2025
Days on Market	122
Zoning	R2

Listing Details

Listing Office	Addison Wolfe Real Estate
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