

\$849,900 - 3220 Wier Dr W #w, WARRINGTON

MLS® #PABU2099344

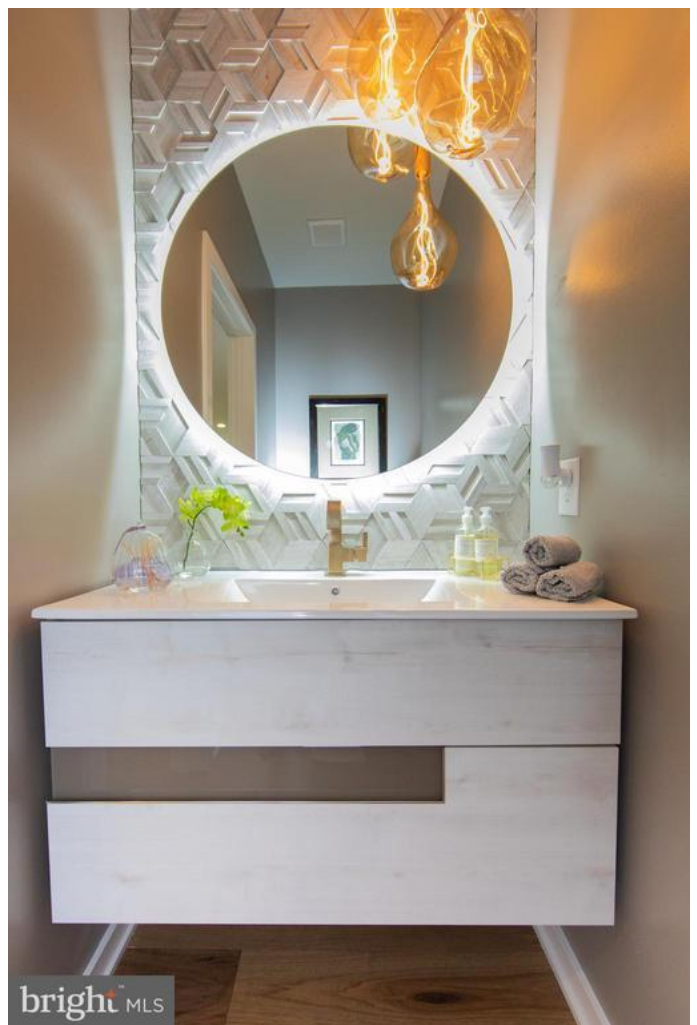
\$849,900

3 Bedroom, 3.50 Bathroom, 3,911 sqft

Residential on 0.08 Acres

RESERVE AT EMERSON FARM,
WARRINGTON, PA

Luxury Toll Brothers Townhome â€” Premium Upgrades Throughout. Set on a fully landscaped lot in the award-winning Central Bucks School District, this 3-bedroom, 3.5-bath home features a fully finished basement and interior designer curated finishes. Flooded with natural light enter a two-story foyer and immediately notice the refined atmosphere with 3 Herman Miller Pendant Lamps. Large windows create a sunlit great room- kitchen, living, and dining areas with high ceilings, custom feature walls and an expanded chefâ€™s kitchen outfitted with a marble backsplash, upgraded cabinetry, under cabinet lights and premium appliances. Large sliding doors open to a private deck, where you can enjoy peaceful mornings in a meticulously landscaped oasis built for maximum privacy. Powder room fully renovated from builder grade with new vanity, feature tiles, backlit mirror and premium fixtures- a true gem!. Upstairs includes a wood floor throughout. The expansive primary suite boasts a fully finished grand walk-in closet, large spa bathroom with statement tile and modern fixtures. Two additional bedrooms offer custom closets and the updated second bath and laundry room feature high-end finishes and built-ins. Both upstairs bathrooms have upgraded custom shower doors and shower fixtures. A custom library nook adds a touch of sophistication. The fully finished basement provides multiple living areas and a



designer full bath, perfect as an additional bedroom or in-law suite. Owners spared no expense! Additional highlights include a two-car garage with epoxy flooring, Lutron dimmers in all rooms for ambiance lighting, automated Hunter Douglas shades, custom Container Store closets, premium designer lighting, and an underground sprinkler system. Every detail was curated by a professional interior design firm.

Built in 2021

Essential Information

MLS® #	PABU2099344
Price	\$849,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,911
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Contemporary, Straight Thru
Status	Active

Community Information

Address	3220 Wier Dr W #w
Area	Warrington Twp (10150)
Subdivision	RESERVE AT EMERSON FARM
City	WARRINGTON
County	BUCKS-PA
State	PA
Municipality	WARRINGTON TWP
Zip Code	18976

Amenities

Amenities	Bathroom - Walk-In Showers, Walk-In Closet(s), Shades/Blinds
# of Garages	2
Garages	Garage - Front Entry, Garage
Interior	
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Appliances, Stainless Steel Appliances
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Fully Finished
# of Stories	2
Stories	2 Story



Exterior

Exterior	Frame
Exterior Features	Lawn Sprinkler, Deck(s)
Foundation	Slab

School Information

District	CENTRAL BUCKS
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Additional Information

Date Listed	July 4th, 2025
Days on Market	111
Zoning	RA

Listing Details

Listing Office	Realty Mark Associates
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Listing information last updated on October 23rd, 2025 at 12:00am EDT