

\$2,998,000 - 6853 Phillips Mill Rd, SOLEBURY

MLS® #PABU2099708

\$2,998,000

4 Bedroom, 4.00 Bathroom, 3,777 sqft

Residential on 19.35 Acres

NONE AVAILABLE, SOLEBURY, PA

Welcome to Firefly Pines - Sophisticated country living. The existing 3,777 SF mid-century modern home, built in 1967 on 19+ acres of land that is not currently deed restricted offers a unique opportunity for expansion or complete reinvention. Whether you choose to build upon the current footprint or create a design/build that reflects your personal vision, the possibilities are endless. The home currently has a rare pending permit for a gravity-fed 5 bedroom septic system which adds exceptional value for future development. Enrolled in Act 319 (clean & green) for significant ongoing tax savings while not under conservation easement. This extraordinary property offers a combination of privacy, flexibility, and strategic value. Perched at a desirable elevation with gently rolling topography, a natural freshwater spring and expansive seasonal views. This is more than land - it's a remarkable legacy asset. With no current deed restrictions, the future owner maintains full control of land use. For those with an estate planning lens, this property presents a unique potential opportunity to unlock substantial federal and state tax deductions, and estate tax exclusions through future land preservation - a powerful vehicle for both wealth preservation and environmental stewardship. In a township where most of the larger parcels are already preserved, this property is atypical with a remarkable long-term upside. Sold as is. Located in the award-winning New Hope-



Solebury School District, minutes from downtown New Hope and the Route 202 commuter corridor; 69 miles miles from the Holland & Lincoln tunnels; 67 miles to Verrazzano Bridge; 21 minutes to Princeton & 45 minutes to Philadelphia. Centrally located to rails & airports.

Built in 1967

Essential Information

MLS® #	PABU2099708
Price	\$2,998,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,777
Acres	19.35
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Mid-Century Modern, Contemporary, Rancher
Status	Active

Community Information

Address	6853 Phillips Mill Rd
Area	Solebury Twp (10141)
Subdivision	NONE AVAILABLE
City	SOLEBURY
County	BUCKS-PA
State	PA
Municipality	SOLEBURY TWP
Zip Code	18963

Amenities

Utilities	Phone Available, Water Available, Cable TV Available, Electric Available, Sewer Available
Parking	Gravel Driveway
# of Garages	2

Garages	Garage - Side Entry
View	Trees/Woods, Pasture, Panoramic
Has Pool	Yes
Pool	Concrete

Interior

Heating	Baseboard - Electric, Heat Pump(s)
Cooling	Central A/C, Heat Pump(s)
Has Basement	Yes
Basement	Walkout Stairs
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1 Story

Exterior

Exterior Features	Concrete
Lot Description	Backs to Trees, Flag Lot, Partly Wooded, Rural, Secluded, Stream/creek, Trees/Wooded
Roof	Shingle
Foundation	Slab

School Information

District	NEW HOPE-SOLEBURY
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Additional Information

Date Listed	August 6th, 2025
Days on Market	82
Zoning	R2

Listing Details

Listing Office	BHHS Fox & Roach-New Hope
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