

\$3,000,000 - 260 Cafferty Rd, PIPERSVILLE

MLS® #PABU2099712

\$3,000,000

4 Bedroom, 3.50 Bathroom, 7,486 sqft

Residential on 10.10 Acres

000, PIPERSVILLE, PA

Unique, serene and at one with nature and natural beauty, Havenwood is an extraordinary estate available for the first time since it was designed and custom built. In addition to being a

luxurious house with gorgeous grounds, it has evolved into being a one-of-a-kind living art gallery, inside and outside. From the moment you drive up to the entrance of the property and

see the handcrafted stone and iron gate you will realize that something special awaits you. The

sophistication and beauty of the home is matched by the ten acres of private and beautiful land

that have undergone an amazing transformation. There are so many architectural and

distinctive features inside and outside they are detailed in a separate page together with the story of Havenwood. This is a brief overview describing what you will see when you visit.

From

the long driveway, pass through another custom gate to the intricately designed paver courtyard. Step inside to the foyer through a custom leaded glass front door with a sunburst design. Readily apparent is the beautiful woodwork, soaring ceilings and windows, and elegant

free flowing floor plan. A separate library is the first place to see an incredible wall of cement art that surrounds a fireplace. The artisan



crafted a cement wall that looks like bark with 3-D

mushrooms growing from it. The living room with a Heatilator woodburning fireplace is filled with natural light and the beauty of the outdoors. The adjoining dining room is part of the open

floor plan with family room, casual dining area in front of another fireplace, and a gourmet kitchen with high-end appliances. These areas have comfortable cork flooring. A window enclosed room with cedar walls is a multi-purpose place to enjoy in all seasons and it opens to a

large deck area. A main floor primary bedroom suite has a stunning bathroom and a powder room and laundry room with a dog washing area complete this level. Upstairs has three bedrooms. The spacious primary bedroom suite includes a sitting area, fireplace, two private

balconies, a dressing area and closets, luxurious bathroom, and a separate room for meditation,

yoga, or whatever suits your lifestyle. Enter it through two stained glass doors and take note of

the intricate stonework. A dramatic 2-level bedroom called "treetops" has a sitting area that

opens to its own balcony and the stairs take you up to the incredible bedroom with built-in beds and intricate woodwork in a tree and branches design. There is another bedroom, a beautiful hall bathroom, an open loft area and down the hall is an office with staircase to the garage. A delightful surprise is the finished basement that is the legacy of the late owner's

passion for model trains. You will likely never have seen anything like this. Adults to young children will appreciate the intricate layout and decorative accessories of a "real life" train

route through a town. Outdoors the water features include a swimming pool, outside shower, and koi pond. Walking trails, a labyrinth, a raised organic garden with water piped to it, a charming chicken coop and even a maypole together with exquisite specimen plantings and trees provide a park-like setting filled with flora and fauna and daily enjoyment. And it's a birdwatcher's paradise. Two separate buildings provide many possibilities for use. Above the 2-car detached garage is a spacious open room with bathroom that was once used as an artist studio. Deeper into the property there is a standalone two-level "entertaining center" built with many distinctive features incorporated into its design. Large gatherings are extraordinary in this setting. The ambiance and character of this estate is unmatched. A haven of tranquility, luxurious living, and being one with nature provides a superb lifestyle that will wrap you in comfort and calmness. Welcome home to Havenwood!

Built in 1988

Essential Information

MLS® #	PABU2099712
Price	\$3,000,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	7,486
Acres	10.10

Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	260 Cafferty Rd
Area	Tinicum Twp (10144)
Subdivision	000
City	PIPERSVILLE
County	BUCKS-PA
State	PA
Municipality	TINICUM TWP
Zip Code	18947

Amenities

Amenities	Soaking Tub, Stall Shower, Bathroom - Walk-In Shower, Built-Ins, Carpet, CeilingFan(s), Entry Lvl BR, Laundry Chute, Recessed Lighting, Sound System, Stain/Lead Glass, Studio, Walk-in Closet(s), Shades/Blinds, Wood Floors
Utilities	Propane, Electric Available
Parking	Stone, Paved Driveway
# of Garages	4
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
View	Garden/Lawn, Trees/Woods
Has Pool	Yes
Pool	Concrete, Fenced, Heated, Pool (In-Ground), Saltwater, Pool/Spa Combo

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer - Electric, Extra Refrg/Frz, Freezer, Intercom, Microwave, Oven-Double, Oven-Self Cleaning, Oven-Wall, Refrigerator
Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Partially Finished, Outside Entrance, Poured Concrete, Shelving,

	Walkout Stairs, Workshop
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Heatilator, Mantel(s), Stone, Wood
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Outbuilding Apartment, Roof Deck, Other, Flood Lights, Balconies-Multiple, Deck(s), Porch(es), Porch-screened, Fenced-Partially, Wood Fence, Woven Wire Fence, Concrete, Pool (In-Ground), Pool/Spa Combo
Lot Description	Landscaping, Partly Wooded, Not In Development, Level, Private, Rural, Secluded
Windows	Energy Efficient, Insulated, Screens
Roof	Architectural Shingle, Metal
Foundation	Block

School Information

District	PALISADES
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Additional Information

Date Listed	July 19th, 2025
Days on Market	101
Zoning	RA

Listing Details

Listing Office	Keller Williams Real Estate-Doylestown
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Listing information last updated on October 27th, 2025 at 10:01am EDT