

# \$2,795,000 - 309 Matthews Ln, NEWTOWN

MLS® #PABU2104502

**\$2,795,000**

5 Bedroom, 6.50 Bathroom, 9,677 sqft

Residential on 2.11 Acres

MATTHEWS RIDGE, NEWTOWN, PA

This distinguished home in Matthews Ridge presents an exceptional opportunity, offering over \$800,000 in structural upgrades. The stately exterior features a combination of brick and beaded siding. Inside, the open and expansive floor plan is highlighted by 10-foot ceilings on the first floor and 9-foot ceilings upstairs, enhancing the sense of grandeur throughout. Situated on a premium lot exceeding two acres, the property includes an expanded two-story Great Room, an enlarged Conservatory with a bar and a Bonus Room above, and a spacious Gourmet Kitchen equipped with a serving bar—ideal for entertaining. Functional amenities include a Mudroom with built-in cubbies for storage, and five bedrooms on the second floor, each appointed with a private full bath. Additional features comprise a chandelier lift and a four-car garage with wonderfully high ceilings to accommodate car lifts or extra storage needs. The finished walk-up Lower Level offers further expanded living space with a bar, bonus room, and full bath. Outdoors, the extensive multi-level paver patio features a built-in grill, outdoor speakers, multiple seating areas along the home's length, and a wood-burning fireplace—perfect for hosting gatherings or recreational activities within the completely fenced, 375-foot-long backyard. This picturesque community has the added advantage of no homeowner's association. Residents benefit from the convenient location in Wrightstown Township, which provides



lower taxes and access to Sol Feinstone  
Elementary within the highly desired Council  
Rock School District.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | PABU2104502 |
| Price          | \$2,795,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.50        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 9,677       |
| Acres          | 2.11        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Other       |
| Status         | Active      |

**Community Information**

|              |                         |
|--------------|-------------------------|
| Address      | 309 Matthews Ln         |
| Area         | Wrightstown Twp (10153) |
| Subdivision  | MATTHEWS RIDGE          |
| City         | NEWTOWN                 |
| County       | BUCKS-PA                |
| State        | PA                      |
| Municipality | WRIGHTSTOWN TWP         |
| Zip Code     | 18940                   |

**Amenities**

|              |                                                                                                                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Additional Stairway, Attic, Bar, Soaking Tub, Built-Ins, Butlers Pantry, Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wood Floors |
| # of Garages | 4                                                                                                                                                                                                                                                                  |
| Garages      | Garage - Side Entry, Additional Storage Area, Oversized, Inside Access                                                                                                                                                                                             |
| View         | Garden/Lawn                                                                                                                                                                                                                                                        |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                   |
| Heating           | Forced Air                                                        |
| Cooling           | Central A/C                                                       |
| Has Basement      | Yes                                                               |
| Basement          | Fully Finished, Interior Access, Outside Entrance, Walkout Stairs |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas/Propane                                                       |
| # of Stories      | 2                                                                 |
| Stories           | 2 Story                                                           |

## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Frame                                                             |
| Exterior Features | Extensive Hardscape, Exterior Lighting, BBQ Grill, Patio, Terrace |
| Foundation        | Other                                                             |

## School Information

|            |               |
|------------|---------------|
| District   | COUNCIL ROCK  |
| Elementary | SOL FEINSTONE |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 4                  |
| Zoning         | CM                 |

## Listing Details

|                |                                                |
|----------------|------------------------------------------------|
| Listing Office | Gina Spaziano Real Estate & Concierge Services |
|----------------|------------------------------------------------|

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