

\$899,900 - 55 Parry Way, WARMINSTER

MLS® #PABU2105040

\$899,900

3 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 0.00 Acres

RESERVE AT SPRING MILL, WARMINSTER, PA

Welcome to this exceptional end-unit townhome located in the highly sought-after Reserve at Spring Mill community, within the award-winning Council Rock School District. Featuring 3 bedrooms, 2 full bathrooms, 2 half bathrooms, and an attached 2-car garage, this residence beautifully blends style, comfort, and functionality across all three levels.

Step inside and immediately notice the attention to detail and high end upgrades throughout. The first floor offers an open concept layout designed for today's lifestyle, allowing for a seamless flow between the living and dining areas. Gleaming hardwood floors span the main level, while the living room is anchored by a striking stacked stone electric fireplace, adding warmth and character to the space.

The kitchen is a true showstopper, featuring a large quartz island with seating, stainless steel appliances, a built-in wine fridge, under cabinet and island lighting, and a spacious pantry. Whether you're hosting a gathering or enjoying a quiet night at home, this kitchen was designed to impress. Step outside to the composite deck and savor the summer months with ease. A convenient powder room and direct garage access complete this floor.

Upstairs, the primary suite offers a private



retreat with two walk-in closets and a luxurious en-suite bathroom featuring a dual-sink vanity and modern finishes. Two additional generously sized bedrooms, a stylish hall bath, and a full laundry room provide both comfort and convenience.

The fully finished lower level expands your living space and is perfect for entertaining , featuring a gorgeous custom bar with quartz countertops, wine fridge, and an additional half bath. This versatile space can serve as a recreation room, media room, or home gym.

This home truly has it all, from thoughtful upgrades to an ideal location close to shopping, dining, and major commuter routes. If youâ€™re looking for a turnkey property that balances luxury and practicality, this is the one

Built in 2023

Essential Information

MLS® #	PABU2105040
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,978
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Carriage House
Status	Active

Community Information

Address	55 Parry Way
Area	Northampton Twp (10131)

Subdivision	RESERVE AT SPRING MILL
City	WARMINSTER
County	BUCKS-PA
State	PA
Municipality	NORTHAMPTON TWP
Zip Code	18974

Amenities

Amenities	Bathroom - Walk-In Shower, Master Bath(s), Pantry, Recessed Lighting, Sprinkler System, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wine Storage, Wood Floors
# of Garages	2
Garages	Garage - Front Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Disposal, Dishwasher, Oven-Double, Stainless Steel Appliances, Six burner stove, Washer, Dryer
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Poured Concrete, Full, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Deck(s)
Foundation	Concrete Perimeter

School Information

District	COUNCIL ROCK
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Additional Information

Date Listed	September 11th, 2025
Days on Market	41
Zoning	AR

Listing Details

Listing Office Elite Realty Group Unl. Inc.

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