

\$625,000 - 213 Sugarberry Ln, LANGHORNE

MLS® #PABU2105156

\$625,000

2 Bedroom, 2.50 Bathroom, 1,856 sqft

Residential on 0.00 Acres

FLOWERS MILL, LANGHORNE, PA

Easy living at its finest! This well loved home was built solid by McGrath Builders and boasts a traditional architectural style ready to welcome you with warmth and comfort. This home offers fresh neutral paint throughout adding to the bright and airy feel. Kitchen with all new white appliances and freshly painted cabinets. Additional cabinets and counter seating makes this the perfect set up. The large combination living room and dining room offer cathedral ceilings, beautiful wainscoting and wall controlled natural gas fireplace flanked with 2 beautiful tall sidelight windows. Spacious primary bedroom on the first floor with tray ceiling, new neutral carpet and plenty of closet space. Master bath offers both walk in shower and large jacuzzi tub. Additional bedroom with brand new carpet offering plenty of natural light. Bright sunroom addition perfect for relaxing complete this fabulous floor plan. Second floor offers a sizable loft or third bedroom with fresh paint and full bath providing the perfect space for houseguests. Garage is most generous in size with additional closet for storage and enters into the main floor laundry room. Architectural shingle roof installed in 2022.

The community is designed with your needs in mind, featuring a wealth of amenities that foster connection and well-being. Enjoy leisurely afternoons at the clubhouse, invigorate your routine at the fitness center, or take a refreshing dip in the indoor or outdoor pools. The beautifully maintained grounds



include walking paths, tennis and pickle ball courts, tot lot, lovely fountain all perfect for enjoying the outdoors. Flowers Mill is not just a place to live; it's a vibrant neighborhood where you can engage with like-minded individuals. The community is gated for added security and peace of mind, while the association fee covers essential services like lawn maintenance, tree care, snow removal, and trash collection, allowing you to focus on what truly matters. Conveniently located, you'll find everything you need just a short distance away. The monthly newsletter offers quite the schedule with various activities daily, offering something for everyone. Sample schedule attached. So whether you're looking to explore the many recreational facilities or simply enjoy a quiet evening at home, this community offers the perfect blend of comfort and convenience. Embrace a lifestyle of ease and connection in this welcoming senior community. Preview this property and see what true pride of ownership looks like!

Built in 1999

Essential Information

MLS® #	PABU2105156
Price	\$625,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Traditional
Status	Active Under Contract

Community Information

Address	213 Sugarberry Ln
Area	Middletown Twp (10122)
Subdivision	FLOWERS MILL
City	LANGHORNE
County	BUCKS-PA
State	PA
Municipality	MIDDLETOWN TWP
Zip Code	19047

Amenities

Parking	Asphalt Driveway
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
Has Pool	Yes

Interior

Appliances	Built-In Microwave, Built-In Range, Dishwasher, Refrigerator
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Windows	Double Hung, Screens
Roof	Architectural Shingle
Foundation	Slab

School Information

District	Neshaminy
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Additional Information

Date Listed	September 27th, 2025
Days on Market	28
Zoning	R1

Listing Details

Listing Office Palmer Mack Real Estate Services

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