

\$4,400,000 - 3 Tines Field Path, NEWTOWN

MLS® #PABU2105216

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5 Bedroom, 6.50 Bathroom, 11,390 sqft

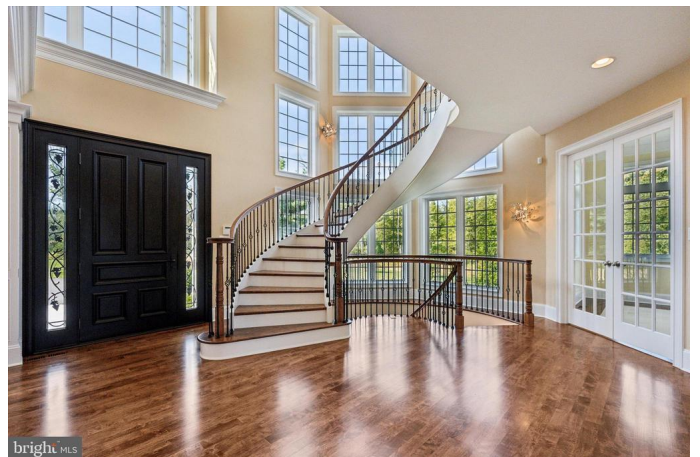
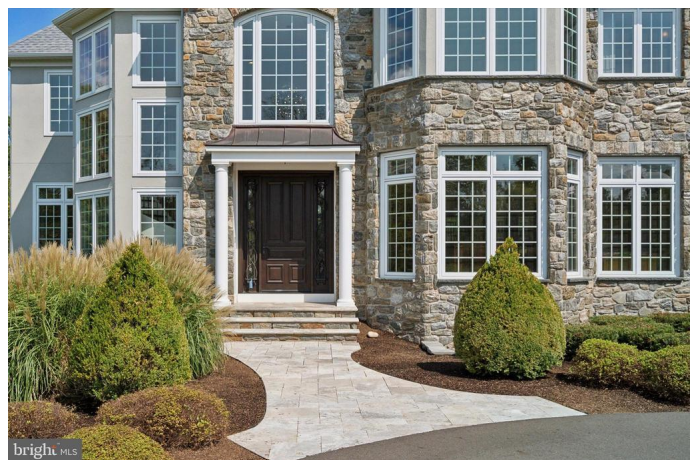
Residential on 12.29 Acres

NONE AVAILABLE, NEWTOWN, PA

A rare Zaveta-built estate on more than 12 acres in Upper Makefield Township offers the ultimate combination of refined luxury, unmatched amenities, and tranquil privacy in a premier Bucks County location. Purchased only months ago with retirement in mind, the sellers'™ plans changed before they could relocate. The home has never been occupied and remains in pristine condition—an exceptional opportunity for the next owner to enjoy this remarkable residence without delay. Crafted in 2018 by Zaveta Custom Homes, the property reflects timeless architecture, meticulous attention to detail, and superior construction. Across three levels and more than 11,400 finished square feet, the floor plan has been designed for both intimate family living and grand-scale entertaining. Wide-plank maple hardwood floors, soaring 10-foot ceilings, a curved central staircase, and walls of windows highlight open living spaces bathed in natural light.

At the heart of the home, a spectacular gourmet kitchen anchors daily life and entertaining. Featuring dual oversized islands, four ovens, two cooktops, pot filler, deep fryer, ice maker, and two spacious walk-in pantries, it is both functional and inspiring. Adjacent gathering spaces include formal and informal dining areas, an expansive family room, and a butler's™ pantry with wine storage and wet/dry bar, ideal for hosting.

The residence is designed with leisure and retreat in mind. A resort-style indoor saltwater



pool with slide, heated spa, and full bath allows for year-round enjoyment. The third-floor observatory offers 360-degree views for stargazing and celestial events. On the lower level, 10-foot ceilings accommodate a large craft room with quartz counters, a game room, an 800-bottle wine room, and a secured panic room supported by a full home surveillance system.

Living spaces include 5 bedrooms, 6 full baths, and 2 half baths, each designed with privacy and comfort. The primary suite is a true sanctuary, complete with spa-inspired bath, soaking tub, walk-in closets, a private balcony, and a dressing area/vanity. Secondary bedrooms all feature en-suite baths, providing excellent accommodations for family, guests, or multigenerational living. Multiple studies and flexible spaces allow for work-from-home convenience.

The estate's grounds are as extraordinary as the home itself. A long, sweeping driveway leads to the oversized three-car garage and additional parking areas. Terraces, balconies, patios, and outdoor retreats expand living to the outdoors. A private quarter-mile trail winds through specimen plantings, including over 6,000 daffodils and narcissus, creating a landscape that feels like a private arboretum. Extensive hardscaping, exterior lighting, and thoughtful design enhance the outdoor experience.

Utility systems and security are equally impressive. A 50KW whole-house generator ensures peace of mind. The home is supported by well water, on-site septic, propane-fueled heating, central air, and advanced exterior camera systems. Every element was designed to provide both comfort and confidence.

While the setting feels worlds away, the property's location is unmatched. The estate is just four miles from the boutiques and dining of historic Newtown, nine miles from the

I-295 corridor for commuting to New York City or Philadelphia, and only a mile from award-winning Sol Feinstone Elementary in the Council Rock School District. This home is essentially brand new to the market—purchased but never lived in—and is move-in ready for its next chapter. The seller's change of plans has created a unique opportunity for a discerning buyer to claim one of Bucks County's most distinctive properties.

Built in 2018

Essential Information

MLS® #	PABU2105216
Price	\$4,400,000
Bedrooms	5
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	11,390
Acres	12.29
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	3 Tines Field Path
Area	Upper Makefield Twp (10147)
Subdivision	NONE AVAILABLE
City	NEWTOWN
County	BUCKS-PA
State	PA
Municipality	UPPER MAKEFIELD TWP
Zip Code	18940

Amenities

Amenities	Attic, Bar, Soaking Tub, Tub Shower, Built-Ins, Butlers Pantry, Crown Molding, Curved Staircase, Formal/Separate Dining Room, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Wet Bar/Bar, Wpool Jets, Shades/Blinds, Wine Storage, Wood Floors, Additional Stairway
# of Garages	3
Garages	Additional Storage Area, Garage - Rear Entry, Inside Access, Oversized
View	Garden/Lawn, Trees/Woods
Has Pool	Yes
Pool	Concrete, Heated, Pool (In-Ground), Saltwater, Pool/Spa Combo, Indoor Pool

Interior

Interior Features	Floor Plan-Open
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Interior Access, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Patio, Concrete, Pool (In-Ground), Pool/Spa Combo, Indoor Pool, Terrace, Balconies-Multiple
Roof	Architectural Shingle
Foundation	Other

School Information

District	Council Rock
Elementary	SOL FEINSTONE
Middle	NEWOWN
High	COUNCIL ROCK HIGH SCHOOL NORTH

Additional Information

Date Listed	September 15th, 2025
Days on Market	39

Zoning

CM

Listing Details

Listing Office

Keller Williams Real Estate-Blue Bell

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Listing information last updated on October 23rd, 2025 at 9:46am EDT