

\$925,000 - 1 Canal Run W, WASHINGTON CROSSING

MLS® #PABU2105710

\$925,000

4 Bedroom, 2.50 Bathroom, 3,545 sqft

Residential on 0.00 Acres

SHIRES CROSSING, WASHINGTON
CROSSING, PA

Great opportunity to acquire a desirable Shires Crossing community home with an incredibly spacious and private fenced-in backyard.

Step inside this well maintained 4 bedroom, 2.5 bath center hall colonial to find to a stylish curved staircase and hardwood flooring mostly throughout. The first level features a bright formal dining room that connects seamlessly to a formal living room in the rear. Off of the foyer is a large gathering room with a wood burning fireplace that is graced by two built-in bookshelves. Connected to the family room is a sunroom with a charming beamed ceiling and walls of glass that extends to the backyard patio, perfect for entertaining or quiet relaxation. The eat-in kitchen offers abundant cabinetry, granite countertops, and stainless steel appliances, with large windows framing views of open space. The main level is also complete with an office, half bath and a laundry room which provides direct access to a two-car garage. Upstairs, the spacious primary suite boasts a changing area with an open closet of drawers and storage and its own private bath. A large hall bath is shared by three additional spacious bedrooms. The lower level provides partially finished space.

Located in the award-winning Council Rock School District and convenient to shopping, dining, and commuter routes, this inviting Colonial blends comfort, abundant natural light and a thoughtful design throughout.



Built in 1977

Essential Information

MLS® #	PABU2105710
Price	\$925,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,545
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	1 Canal Run W
Area	Upper Makefield Twp (10147)
Subdivision	SHIRES CROSSING
City	WASHINGTON CROSSING
County	BUCKS-PA
State	PA
Municipality	UPPER MAKEFIELD TWP
Zip Code	18977

Amenities

# of Garages	2
Garages	Garage - Side Entry

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Partially Finished
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Stories2 Story

Exterior

ExteriorFrame
FoundationBlock

School Information

DistrictCOUNCIL ROCK

Additional Information

Date ListedSeptember 27th, 2025
Days on Market27
ZoningCR1

Listing Details

Listing OfficeJay Spaziano Real Estate

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