

\$3,200,000 - 274 Pineville Rd, NEWTOWN

MLS® #PABU2105722

\$3,200,000

5 Bedroom, 5.50 Bathroom, 9,921 sqft

Residential on 4.94 Acres

000, NEWTOWN, PA

Custom Resort-Style Estate with Breathtaking Valley Views in Council Rock North School District

Indulge in an unparalleled lifestyle within this custom-built, 5-bedroom, 5.5-bath single-family home, situated on a serene 5.40-acre lot with panoramic valley views. Enter the grand, two-story stone foyer and be greeted by sheer elegance and exquisite design. This sophisticated estate seamlessly blends luxurious indoor living with a magnificent resort-style outdoor oasis, creating the ultimate retreat for discerning buyers.

The heart of the home is the chef's kitchen, featuring top-of-the-line appliances, including a Sub-Zero refrigerator/freezer, an Italian ILVE eight-burner gas range, a Miele dishwasher, and a walk-in pantry. Beyond the kitchen, you will find: A private, first-floor home office, A bright sunroom overlooking the landscaped backyard. The second floor features four large bedrooms, each with its own private bath and walk-in closets, plus a delightful secret bonus room currently set up as a playroom.

Throughout the home, enjoy a built-in speaker and central vacuum system. This home features a convenient first and second-floor laundry rooms, with a dedicated dog shower on the main level.

The newly finished basement elevates entertainment to new heights with a custom live-edge wet bar and kegerator, a temperature-controlled wine room, and a padded floor gym. Step directly from the



basement into your outdoor paradise, which features a spectacular saltwater pool complete with a waterfall, waterslide, and enchanting grotto. The bluestone patio and covered deck with a built-in custom grill and second kegerator offer year-round entertainment possibilities. The property also includes a secure custom chicken coop.

This extraordinary property provides the perfect combination of privacy, luxury, and entertainment for grand celebrations or quiet moments alike. All of this is located in the highly-acclaimed Council Rock North School district. This exceptional opportunity won't last long—schedule your private tour today. This home is withing a short drive to either Trenton or Doylestown Airports. NYC and Philadelphia are also with in a commutable distance.

Built in 2019

Essential Information

MLS® #	PABU2105722
Price	\$3,200,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	9,921
Acres	4.94
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	274 Pineville Rd
Area	Upper Makefield Twp (10147)

Subdivision	000
City	NEWTOWN
County	BUCKS-PA
State	PA
Municipality	UPPER MAKEFIELD TWP
Zip Code	18940

Amenities

Amenities	Additional Stairway, Bar, Bathroom - Walk-In Shower, Butlers Pantry, Central Vacuum, CeilingFan(s), Crown Molding, Curved Staircase, Double/Dual Staircase, Pantry, Master Bath(s), Recessed Lighting, Sound System, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wine Storage, Wood Floors, Formal/Separate Dining Room, Upgraded Countertops, Water Treat System
Utilities	Propane
Parking	Stone
# of Garages	3
Garages	Garage - Side Entry, Garage Door Opener, Inside Access
View	Valley, Trees/Woods, Scenic Vista
Has Pool	Yes
Pool	Concrete, Pool (In-Ground), Saltwater

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Central Vacuum, Commercial Range, Dishwasher, Dryer-front loading, Energy Star Appliances, Exhaust Fan, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer-front loading, Water Conditioner, Water Heater - High-Efficiency, Oven-Double
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Drainage System, Fully Finished, Outside Entrance, Rear Entrance, Walkout Level, Windows
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Frame
Exterior Features	Extensive Hardscape, Exterior Lighting, Gutter System, Balconies-Multiple, Deck(s), Patio, Porch(es), Fenced-Partially, Split Rail Fence, Concrete, Pool (In-Ground), Kennels
Lot Description	Additional Lot(s), Backs to Trees, Sloping, SideYard(s)
Windows	Double Pane
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	COUNCIL ROCK
Elementary	SOL FEINSTONE
Middle	NEWTOWN
High	COUNCIL ROCK HIGH SCHOOL NORTH

Additional Information

Date Listed	October 12th, 2025
Days on Market	17
Zoning	CM

Listing Details

Listing Office	Keller Williams Real Estate-Doylestown
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Listing information last updated on October 28th, 2025 at 2:45am EDT