

\$724,900 - 8 Lacey Ln, WARMINSTER

MLS® #PABU2106884

\$724,900

3 Bedroom, 3.00 Bathroom, 2,478 sqft

Residential on 0.00 Acres

THE RESERVE AT S M, WARMINSTER, PA

Welcome to 8 Lacey Lane! The Reserve at Spring Mill is within the award-winning COUNCIL ROCK SCHOOL DISTRICT. This beautifully maintained three-bedroom, four bath townhome is truly move-in ready. The contemporary open concept home features BEAUTIFUL wood flooring on the main level. A bright, entry way foyer which flows seamlessly into the family room & modern kitchen. Notice the dry bar to your right. Featuring a quartz countertop, glass cabinets and two refrigerated coolers. One for soft drinks and one for wine. A great addition for those holiday gatherings. The foyer also features a coat closet and convenient powder room. The home is painted with neutral colors.

Moving over to the kitchen are granite countertops, plenty of cabinetry and a full pantry closet. There is room for a cozy kitchen table or sit at the large granite island. The stainless appliances are included. The family room boasts a warm gas fireplace and large picturesque windows. Step outside through the sliding glass doors onto the composite deck and enjoy this beautiful fall weather!! The 2 car garage entry is located off the foyer. A nicely sized garage with a 240V outlet; used for EV charging.

Moving to the second floor, a NEW & MODERN pendant light illuminates the staircase from the upper landing. A large primary suite with two walk-in closets, tray ceiling and a Hunter reversible fan. The spa-lik, dual sink vanities and modern



finishes. A private retreat at the end of the day! The two additional bedrooms on the 2nd floor, are generously sized, with ample closets.

The hall bath has tasteful finishes and a clean modern design. A large convenient laundry room including the washer & dryer, and hall linen closet complete the second floor. The fully finished BASEMENT expands your living space. Featuring an electric fireplace and a wet bar with sink, cabinets & beverage fridge making it perfect for extra entertaining space. You could also design your own layout--exercise room, home office or playroom. A convenient powder room makes this space so friendly! A dedicated storage room in the basement is separate and enclosed. The possibilities are endless. This end home faces a picturesque stretch of manicured lawn and graceful trees; a charming and serene front setting.

The sellers have tastefully and thoughtfully made upgrades to this home. Truly making it turn key. The location is close to shopping, dining, and major commuter routes..

(Please leave ample lead time for showing requests; owners have a small baby).

(2 hour request time - thank you for your consideration!)

Built in 2021

Essential Information

MLS® #	PABU2106884
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,478
Acres	0.00
Year Built	2021

Type	Residential
Sub-Type	End of Row/Townhouse
Style	Contemporary
Status	Active

Community Information

Address	8 Lacey Ln
Area	Northampton Twp (10131)
Subdivision	THE RESERVE AT S M
City	WARMINSTER
County	BUCKS-PA
State	PA
Municipality	NORTHAMPTON TWP
Zip Code	18974

Amenities

Amenities	Bar, Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wine Storage, Wood Floors
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Front Entry, Inside Access, Other
View	Garden/Lawn

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Exhaust Fan, Oven-Self Cleaning, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater, Dryer - Electric
Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas/Propane
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Frame
Exterior Features	BBQ Grill, Sidewalks, Deck(s), Porch(es)
Lot Description	Level, Rear Yard, SideYard(s)
Foundation	Concrete Perimeter

School Information

District	Council Rock
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Additional Information

Date Listed	October 9th, 2025
Days on Market	14
Zoning	AR

Listing Details

Listing Office	BHHS Fox & Roach Malvern-Paoli
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