

\$4,650,000 - 726 John Barry Dr, BRYN MAWR

MLS® #PAMC2135044

\$4,650,000

5 Bedroom, 6.50 Bathroom, 8,700 sqft

Residential on 0.98 Acres

BRYN MAWR, BRYN MAWR, PA

Stunning, custom-designed home created by the collaborative efforts of Fred Bissinger and E.B. Mahoney. This luxurious Northside Bryn Mawr property sits on a flat manicured lot and features bespoke finishes throughout this turn-key home. Exceptionally low annual taxes of only \$33,028.00(+)-!

One of the few cul de sac streets in Bryn Mawr, Lower Merion Twp.

This turn-key masterpiece is being offered FULLY FURNISHED.

Ten foot ceilings throughout the first floor with generous room sizes, custom plaster crown moldings and top of the line finishes. This home also boasts oversized floor-to-ceiling windows, and dazzling lighting fixtures. The kitchen is a chef's dream, featuring premier custom cabinets, limestone flooring, a full size Sub-Zero refrigerator and separate full size freezer, Wolf double ovens and warming drawer, Wolf 6 burner stove top, a Kohler stainless steel sink with Franke instant hot and a Dornbracht designer spray faucet. The kitchen is open to the breakfast room, with plenty of natural light and access to the backyard, outdoor kitchen and pool area. The butler's pantry, with additional cabinetry, is conveniently located next to the kitchen. The living room, located to the left of the foyer, features detailed plaster crown molding and a natural gas fireplace with a limestone mantel imported from Spain. The Library features mahogany wood-paneled walls and a natural gas fireplace with marble mantel, overlooks



manicured gardens and leads to an incredible Bar Room that comfortably seats 4+. The Bar Room complete with a hammered brass sink, a Sub-Zero two-zone wine fridge, a separate Scotsman ice maker, and an additional small fridge. Upstairs, each of the en-suite bedrooms is generously sized, and includes a full custom walk-in closet and marble baths. The primary suite offers a spacious Sitting Room with built-ins and a private balcony overlooking the rear grounds as well as soaring ceilings. The Primary bathroom is truly exceptional, featuring floor-to-ceiling Calacatta Gold marble with radiant heated marble floor, radiant heat in the shower and under the bathtub, an Aktiva shower head, rain faucet, and handheld, Kallista by Barbara Barry polished nickel faucets and shower hardware with ivory handles, a Mirror Brot shaving mirror, two Robern medicine cabinets, a large Myson towel warmer, and in-wall control panels/TV. The finished windowed basement with 9 foot ceilings, offers a half bath, a sport court, recreation room, gaming room & Gym. The stunning gardens, designed by Landscape Architect Chuck Gale, are perfect for entertaining and relaxing alike. The outdoor area is further completed with a Lynx professional outdoor grill barbecue and kitchen, and a saltwater pool/spa with flagstone coping. The exterior is brilliantly landscaped, featuring irrigation by Cloudburst, lighting by Vernon Daniel Associates, and an invisible fence for pets. The outside area is also equipped with a six-speaker sound system. This home is equipped with an alarm system and an audio/visual full-house system with control in various rooms throughout the house, complete with high-end in-ceiling speakers in most rooms. The oversized 3-car garage provides plenty of room for 3 large cars and extra storage space. Second floor with 900 square feet of Bonus space over the garage easily provides 1- 2 bedrooms, 2

bathrooms, and 2 walk-in closets. This home is serviced by the award-winning Lower Merion School District and is conveniently located close to I-76, I-476, with easy access to New York City and Philadelphia.

Built in 2007

Essential Information

MLS® #	PAMC2135044
Price	\$4,650,000
Bedrooms	5
Bathrooms	6.50
Full Baths	5
Half Baths	3
Square Footage	8,700
Acres	0.98
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	726 John Barry Dr
Area	Lower Merion Twp (10640)
Subdivision	BRYN MAWR
City	BRYN MAWR
County	MONTGOMERY-PA
State	PA
Municipality	LOWER MERION TWP
Zip Code	19010

Amenities

Amenities	Additional Stairway, Bar, Built-Ins, Butlers Pantry, Cedar Closet(s), Crown Molding, Curved Staircase, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar
Utilities	Under Ground
Parking	Asphalt Driveway, Stone

# of Garages	3
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
View	Garden/Lawn, Trees/Woods, Courtyard
Has Pool	Yes
Pool	Heated, Saltwater, Pool/Spa Combo, Gunite

Interior

Appliances	Built-In Microwave, Commercial Range, Dishwasher, Exhaust Fan, Freezer, Icemaker, Oven-Double, Oven/Range-Gas, Refrigerator, Six burner stove, Stainless Steel Appliances
Heating	Programmable Thermostat, Zoned, Radiant, Central
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Partial, Fully Finished, Heated, Poured Concrete, Windows
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Marble, Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, Stone
Exterior Features	Extensive Hardscape, Exterior Lighting, Play Area, Patio, Terrace, Balcony, Aluminum, Electric Fence, Pool/Spa Combo, Gunite
Lot Description	Backs to Trees, Cul-de-sac, Landscaping, Level
Windows	Double Pane, Palladian, Transom
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	LOWER MERION
Elementary	GLADWYNE
Middle	BLACK ROCK
High	HARRITON

Additional Information

Date Listed	April 4th, 2025
Days on Market	203
Zoning	1101 RES: 1 FAM

Listing Details

Listing Office SERHANT PENNSYLVANIA LLC

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