

\$1,650,000 - 409 W Butler Pike, AMBLER

MLS® #PAMC2138580

\$1,650,000

4 Bedroom, 4.00 Bathroom,
Residential on 1.00 Acres

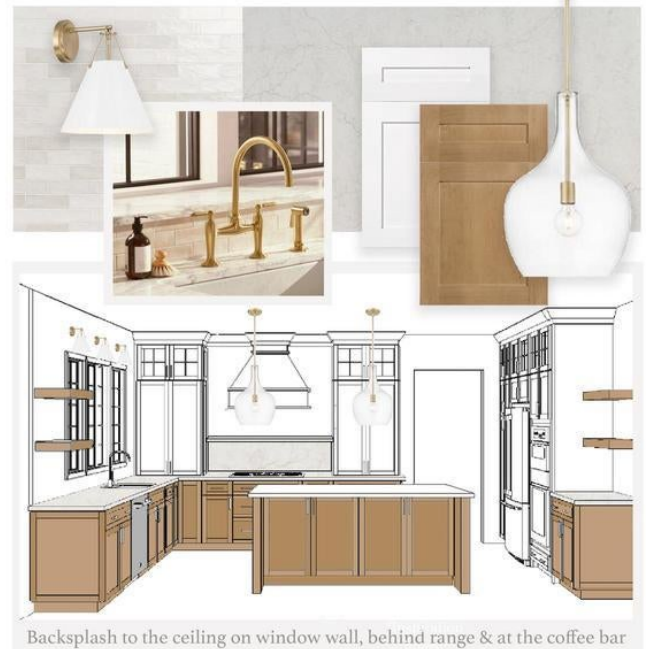
AMBLER, AMBLER, PA

Welcome to 409 W. Butler Pike with expected delivery Fall 2025. A stunning, custom-built home with professionally designed luxury living space, including 4 Bedrooms, 3 full baths, 2 half baths and an oversized three car garage. Located in the sought after Colonial School District this home is designed for modern living and situated on a beautiful full acre lot featuring mature trees and a flat back yard. Designed by R.A. Hoffman Architects and built by Blundin Builders with Parec Properties, the attention to detail in planning and execution will truly set this home apart. Just minutes from the heart of Ambler, the location offers easy access to a vibrant and charming small-town center.

Enter from the covered front porch through to the two-story foyer where you'll find a private study with French doors to your left, perfect for working from home, and dining room to your right. Following along the main hall you pass an elegant staircase on your right, finished with white oak treads and custom newel posts, tucked away to your left is the formal powder room and coat closet. The heart of the home is found at the rear, where the entry hall opens into a spacious family room and eat in kitchen that flow together seamlessly. Framed by expansive windows that flood the space with natural light, the kitchen is a true showpiece. Thoughtfully designed by a professional interior designer to combine function and style, it features a dramatic range wall with a GE Café® gas



Kitchen Finishes



Timeless luxury with modern functionality
bright MLS

cooktop, an oversized custom hood, double ovens, and a backsplash that goes all the way to the ceiling on three walls. The GE Café® appliance package is seamlessly integrated in custom cabinetry. Warm wood lower cabinets are paired with crisp white uppers creating a timeless and updated look. An oversized island with seating provides the perfect gathering space, while a dedicated coffee bar, open wood accent shelving, and gleaming quartz countertops complete the space. Connecting the kitchen to your dining room for effortless entertaining, is an expansive butler's pantry featuring more custom cabinetry, quartz counters, a bar sink, and a built-in beverage fridge. Or dine alfresco, stepping outside onto your Trex composite deck—an ideal setting for warm-weather get-togethers or simply relaxing and enjoying the view. Rounding out the first floor and situated just off the kitchen is a convenient family entrance/ mud-room, complete with another half bath, walk-in pantry and custom built-in cubbies and hooks — providing the perfect drop zone for everyday organization just off the garage.

Ascending the staircase, you'll find a spacious primary suite featuring a dramatic volume ceiling and two generously sized walk-in closets with custom closet organization systems. The luxurious primary bathroom offers a serene retreat, complete with a soaking tub, a large spa-style shower, and custom dual vanity for a truly elevated experience. Bedroom 2 offers the privacy of its own en-suite full bathroom with a tiled shower and custom vanity. Bedrooms 3 and 4 each feature walk-in closets and share a well-appointed Jack-and-Jill bathroom. Also on the second floor is a convenient laundry room, complete with a utility sink, built-in cabinetry, a folding area, and a storage closet—designed for maximum functionality.

Additional highlights include black Andersen windows, Hardie Plank siding with board and

batten accents, a 25-year architectural shingle roof, and upgraded standing seam metal roofs on the front and side porches. Inside, custom lighting, designer-selected plumbing fixtures and upgraded tile selection layouts add a refined touch throughout. A high-efficiency, dual-zone HVAC system ensures year-round comfort. These carefully curated finishes and systems reflect a level of quality and sophistication far beyond typical “builder-grade” home.

Built in 2025

Essential Information

MLS® #	PAMC2138580
Price	\$1,650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Acres	1.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional, Transitional, Colonial
Status	Active

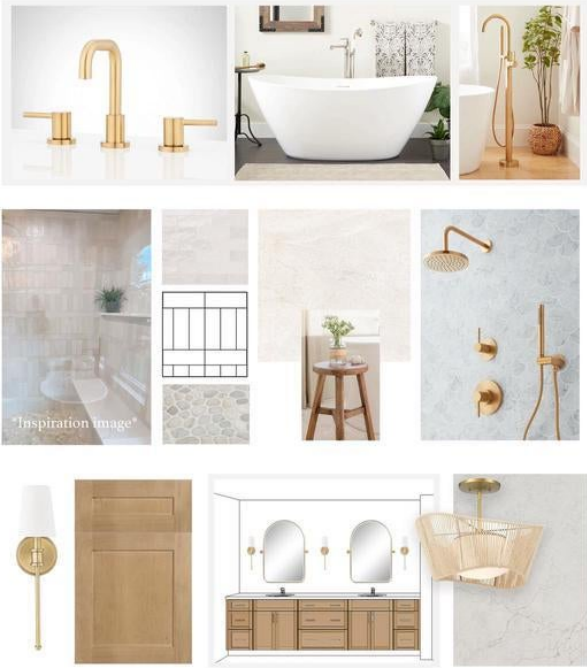
Community Information

Address	409 W Butler Pike
Area	Whitemarsh Twp (10665)
Subdivision	AMBLER
City	AMBLER
County	MONTGOMERY-PA
State	PA
Municipality	WHITEMARSH TWP
Zip Code	19002

Amenities

# of Garages	3
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Primary Bathroom Selections



Ungraded tile, custom vanity & a luxury layout

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Garages	Garage - Side Entry, Garage Door Opener
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Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Rough Bath Plumb
# of Stories	2
Stories	2 Story

Exterior

Exterior	Concrete/Block, Frame, HardiPlank
Foundation	Concrete Perimeter

School Information

District	COLONIAL
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Additional Information

Date Listed	May 23rd, 2025
Days on Market	153
Zoning	RESIDENTIAL

Listing Details

Listing Office	Penn American Real Estate
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