

\$2,206,325 - 3245 Heebner Rd, COLLEGEVILLE

MLS® #PAMC2138620

\$2,206,325

4 Bedroom, 3.50 Bathroom, 3,517 sqft

Residential on 10.00 Acres

NONE AVAILABLE, COLLEGEVILLE, PA

This is a First time on the Market New Construction opportunity! This new home is "to-be-built". It's not often to find an opportunity like this, especially offering 10-acres of open, level land!!! Located in Worcester Twp within Methacton school district. This is a highly sought after location surrounded by multi-million dollar homes! The lush acres offers the flexibility to live a farm-style life, luxury or both! You have enough space to add a pool, with a pool-house, tennis or basketball court... really anything you can imagine... you can make reality here! There is an existing house on the property that could be rehabbed, rented out or turn into a guest house. Additional outbuildings/ pole barn/ sheds on the property that are already built can also be saved! Enrolled in ACT 319 you will benefit from low taxes all while living in an impeccable area. Building with us you can achieve the home of your dreams and customize to your lifestyle needs. This Rotelle-built custom home, the Taylor model, offers all you could desire for gracious living. This model is a beautiful four-bedroom, three-and-a-half-bath home designed for modern living. Featuring a grand two-story foyer, a spacious kitchen and an expansive family room with an optional two-story stone fireplace, it's perfect for entertaining. The first-floor study offers the option of a wet bar. Upstairs, the luxurious owner's suite and three additional bedrooms, with a princess and hall bath, provide ample space. A large two-car garage



completes this elegant home. Don't hesitate to reach out to schedule your private tour or come to our studio to review floor plans and options.

Built in 2026

Essential Information

MLS® #	PAMC2138620
Price	\$2,206,325
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,517
Acres	10.00
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	3245 Heebner Rd
Area	Worcester Twp (10667)
Subdivision	NONE AVAILABLE
City	COLLEGEVILLE
County	MONTGOMERY-PA
State	PA
Municipality	WORCESTER TWP
Zip Code	19426

Amenities

Amenities	Built-Ins, Carpet, Crown Molding, Curved Staircase, Pantry, Walk-in Closet(s)
Utilities	Electric Available, Under Ground, Propane
Parking	Private
# of Garages	2
Garages	Built In, Garage - Side Entry, Inside Access

Interior

Interior Features	Floor Plan-Open
Heating	Central
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Outbuilding Apartment, Play Area, Other, Fence
Lot Description	Front Yard, Not In Development, Partly Wooded, Rear Yard, SideYard(s)
Foundation	Concrete Perimeter

School Information

District	METHACTON
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Additional Information

Date Listed	April 30th, 2025
Days on Market	177
Zoning	AGRICULTURAL

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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Listing information last updated on October 23rd, 2025 at 8:00am EDT