

\$1,789,900 - 962 Tennis Ave #residence 1, AMBLER

MLS® #PAMC2142924

\$1,789,900

5 Bedroom, 5.50 Bathroom, 6,255 sqft

Residential on 1.25 Acres

AMBLER, AMBLER, PA

Redefining the landscape of luxury new construction, TENNIS POINTE emerges as a singular collection of four architecturally curated residences, each a testament to timeless design and uncompromising quality. Conceived in collaboration with esteemed architect Morrissey, these homes embody a harmonious blend of Modern Colonial elegance & refined Farmhouse. Every residence has been meticulously crafted with expansive layouts, & richly appointed interiors. Undeniably extraordinary upon first glance 962 Tennis sits atop a raised elevation is this stunning residence clad in a white faade with black accents. Make your way up the pedestrian path leading to the limestone porch. Through the double doors enter the towering foyer. Notice the floors fitted with Long Leaf Acacia hardwood surrounding the stunning central staircase. On your right is the living room with an ample array of windows offering natural lighting, intricate trim work and most notably a beautiful gas fireplace, laden in floor-to-ceiling marble. Across the foyer sits the formal dining room, an accent wall brings contrast to the space. You will find a butler's pantry as you make your way into the kitchen. The first of three main focal points of the home, the gourmet kitchen is truly remarkable with its oversized island and 42" Aster Cucine custom cabinets fitted with quartz countertops, Bertazzoni stainless steel appliances, including a pro series 6-burner gas oven/range and hood and pendant lighting. Fitted in



beautiful tile you can find a mud room, leading to the side-entry door, a bonus room and access to the 3-car garage. Extending past the breakfast area is the great room, featuring a 2-story ceiling, tons of windows. Look back at the kitchen and notice the waterfall edge imbuing the homogenous space. The remainder of the main level holds a well appointed powder room and a first floor visitor suite with its own closet and private bathroom, featuring a frameless glass shower stall and clad in majestic large format tile. Up the stairs to find an open to below loft area which bridges the bedrooms on the second level. Two bedrooms are adjoined with a jack and jill bathroom, featuring a custom floating vanity, hex tile floors and an extra deep tub/shower; all fitted with satin brass bathroom fixtures. Next you will find the laundry room with a built-in linen closet, sink and quartz countertop acting as a folding station. Across the hall is another bedroom with a large walk-in closet and en-suite bath. Through the French doors lies the primary bedroom. This second focal point of the home sets itself apart with its chandelier descending from the tall cathedral ceiling. A shiplap laden wall offers a nice touch. Making way toward the primary bath, you stumble upon two walk-in closets, fitted with custom organizer systems. No primary suite is complete without a true spa-like bathroom. Marble mosaic tile with golden inlays adorns the room. Also catching the eye is a massive double vanity with make-up table, free standing tub, walk-in shower with custom glass, diverter manipulating the rain, wall and handle head shower heads and a private water closet. The entertainment driven lower level stands as the third main focal point, featuring a media room, game room, fitness area, and a full bar with quartz counters. Yet another full bathroom presents itself in the lower level. A walkout stairs leads out to the backyard. Sitting on 1.25 acres, the property

holds a superb backyard, backing up to a wooded area. A large interlocking stone patio sits off of the kitchen ideal for hosting summer events. Given its grand scale, the home has too many features to name, but a few notable ones include high efficiency dual zone heating and cooling with NEST thermostat controls, Andersen windows, Therma-Tru exterior doors, exterior landscape package, satin brass fixtures, square trim LED recessed lighting and much more. Schedule an appointment to tour this masterpiece today!

Built in 2023

Essential Information

MLS® #	PAMC2142924
Price	\$1,789,900
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	6,255
Acres	1.25
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk, Colonial
Status	Active

Community Information

Address	962 Tennis Ave #residence 1
Area	Horsham Twp (10636)
Subdivision	AMBLER
City	AMBLER
County	MONTGOMERY-PA
State	PA
Municipality	HORSHAM TWP
Zip Code	19002



Amenities

Amenities	Attic, Bar, Butlers Pantry, Double/Dual Staircase, Pantry, Recessed Lighting, Sound System, Soaking Tub, Stall Shower, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wood Floors
Parking	Asphalt Driveway
# of Garages	3
Garages	Inside Access, Garage - Side Entry
View	Creek/Stream, Trees/Woods

Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Oven/Range-Gas, Refrigerator, Range hood, Six burner stove, Stainless Steel Appliances, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Walkout Stairs, Fully Finished, Heated
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Marble
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Gutter System, Stone Retaining Walls, Patio, Porch(es)
Lot Description	Backs to Trees
Windows	Transom, Insulated, Double Pane, Double Hung
Roof	Pitched, Metal, Asphalt, Shingle
Foundation	Concrete Perimeter

School Information

District	HATBORO-HORSHAM
Elementary	SIMMONS
Middle	KEITH VALLEY
High	HATBORO-HORSHAM SENIOR

Additional Information

Date Listed	June 5th, 2025
Days on Market	141
Zoning	R-2

Listing Details

Listing Office	Elite Realty Group Unl. Inc.
----------------	------------------------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller. Listing information last updated on October 23rd, 2025 at 10:16am EDT