

\$699,900 - 301 E Moreland Rd, WILLOW GROVE

MLS® #PAMC2144866

\$699,900

4 Bedroom, 2.50 Bathroom, 3,498 sqft

Residential on 0.35 Acres

WILLOW GROVE, WILLOW GROVE, PA

Step into timeless character and effortless comfort in this meticulously restored 4-bedroom, 3.5-bath Colonial residence, originally constructed in 1758 and thoughtfully updated from 2007 through 2018. Nestled on a picturesque, fenced-in corner lot measuring over a third of an acre, this home is a standout blend of historic architecture and modern amenities — including central air conditioning.

A stucco-over-stone faade and professionally landscaped grounds set the tone, while a two-car garage and welcoming entrance along Division Avenue provide everyday convenience. Recognized as a historic resource by the Upper Moreland Historical Society, this residence reflects its origins as part of a larger farm predating the surrounding neighborhood.

Inside, 20-inch thick stone walls, deep windowsills, wide-plank hardwood floors, and handcrafted millwork deliver authentic period charm. A total of six wood-burning fireplaces are located throughout the home, beginning in the warm and inviting living room. The formal dining room offers built-in shelving, a pantry closet, and another working hearth.

The chef's kitchen is both functional and stylish, featuring granite countertops, a tile floor, a Wolf range with stainless hood, soft-close cabinetry, a double farmhouse sink, Asko dishwasher, and stainless refrigerator.



Just off the kitchen, a sunlit breakfast room with dual exits to the exterior flows naturally into a cozy family room adorned with exposed beams, custom built-ins, and yet another fireplace.

Two staircases – one in the front and a more discreet option off the family room – lead to the second level. The primary suite includes a working fireplace, ample closet space, and a spa-inspired bathroom with marble tile, a soaking tub/shower combo, and pedestal sink. Two additional bedrooms (each with fireplaces and ample storage) share a hall bath renovated with period-appropriate fixtures and finishes. A connecting bonus room offers flexibility as a home office, sitting room, or guest space.

On the third floor, discover an additional private office or bedroom, a game or playroom with dormer windows and cedar closet, and a fourth bedroom with en-suite bath – ideal for guests or extended family.

The lower level includes laundry facilities, a deep farm sink, and access to the backyard through Bilco doors. Outdoor living is just as special, with a two-tiered brick patio, mature trees offering shade and privacy, and a vegetable garden ready for summer harvests.

Key system upgrades include a newer roof, newer gas furnace, updated 200-amp electrical service, central air, and restored windows. Located just minutes from regional rail, parks, Willow Grove Mall, the PA Turnpike, and top-rated Upper Moreland schools, this exceptional home offers rare character with modern functionality.

Built in 1758

Essential Information

MLS® #	PAMC2144866
Price	\$699,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,498
Acres	0.35
Year Built	1758
Type	Residential
Sub-Type	Detached
Style	Colonial, Traditional
Status	Active

Community Information

Address	301 E Moreland Rd
Area	Upper Moreland Twp (10659)
Subdivision	WILLOW GROVE
City	WILLOW GROVE
County	MONTGOMERY-PA
State	PA
Municipality	UPPER MORELAND TWP
Zip Code	19090

Amenities

# of Garages	1
Garages	Additional Storage Area

Interior

Heating	Hot Water, Radiator
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
# of Fireplaces	6
# of Stories	3
Stories	3

Exterior

Exterior	Stucco
Foundation	Stone

School Information

District	UPPER MORELAND
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Additional Information

Date Listed	June 24th, 2025
Days on Market	121
Zoning	RE

Listing Details

Listing Office	RE/MAX Centre Realtors
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