

\$1,949,500 - 968 Tennis Ave, AMBLER

MLS® #PAMC2147176

\$1,949,500

6 Bedroom, 5.50 Bathroom, 6,500 sqft

Residential on 1.32 Acres

TENNIS POINTE, AMBLER, PA

****LAST AVAILABLE**** Extensively reimagined, TENNIS POINTE continues to stand as an unrivaled testament to exceptional design, now elevated further in its new and improved Phase II iteration. Seamlessly blending the timeless elegance of Modern Colonial architecture with the rustic charm of Farmhouse aesthetics, each Phase II home offers an even more expansive floor plan than before, with every room thoughtfully enlarged for enhanced comfort & luxury. Undeniably striking, these extraordinary residences are perched atop a raised elevation, their pristine white faades accented with bold stone details. A limestone porch, accessed via a pedestrian path, welcomes you to the entrance, where you are greeted by a towering foyer. Long Leaf Acacia hardwood floors frame a stunning central staircase, setting the tone for the home's grandeur. To the left, the living room captivates with an abundance of windows inviting natural light, intricate trim work, & a breathtaking gas fireplace encased in floor-to-ceiling stone. Across the foyer is the massive formal dining room. Next, you will find a pantry with an added butler prep area. The kitchen, one of three defining focal points of this Phase II residence, is a masterpiece of form and function. Anchored by an oversized island with a waterfall edge, it features Italian Aster Cucine custom cabinetry with marble countertops, Bertazzoni stainless steel appliances—including a professional-grade 6-burner gas oven/range with hood and a



JennAir panel-ready refrigerator& elegant pendant lighting. A beautifully tiled mudroom offers access to the side-entry door, expansive 3-car garage, and uniquely appointed private study. Featuring intricate trim work, wall sconces, and a refined ambiance, the study offers a dedicated space. Beyond the breakfast area, the great room unfolds with soaring two-story ceilings and a two-story window array, flooding the space with natural light and creating a harmonious connection to the outdoors. The main level also features a proper first-floor bedroom suite, complete with a walk-in closet and a private bathroom showcasing a frameless glass shower and majestic large-format tile. Ascending the staircase, you arrive at an open loft area that bridges the bedrooms. Two bedrooms share a Jack-and-Jill bathroom, designed with a custom floating vanity & an extra-deep tub/shower. Nearby, the laundry room is equipped with a built-in linen closet, sink, and quartz countertop for added convenience. A princess suite, with a spacious walk-in closet & en-suite bath, also offers a unique addition to Phase II. The princess suite now features access to a mezzanine, providing an elevated retreat within the home. Through French doors lies the primary suite, the second focal point of this enhanced Phase II home. This sanctuary is distinguished by a chandelier suspended from a lofty cathedral ceiling, a shiplap-clad feature wall, & two custom-organized walk-in closets. A massive balcony, exclusive to Phase II, extends from the primary suite, offering breathtaking views of the backyard. The primary bathroom is a true spa-like retreat, adorned with immaculate large-format tile. A private water closet, colossal double vanity with a dedicated makeup table, a freestanding soaking tub, and a walk-in shower with custom glass & multiple showerheads complete this oasis. The entertainment-driven lower level, the third focal

point, is designed for leisure and enjoyment. It features a media room, game room, fitness area, & a full bar. An additional sixth bedroom provides accommodation for guests or family, while yet another full bathroom & walkout stairs to the backyard enhance functionality. Other exceptional features include high-efficiency dual-zone HVAC, NEST controls, Andersen windows, Therma-Tru exterior doors, a professionally curated landscape package, & more. TENNIS POINTE, in its new and improved Phase II form, is not merely a home—it is a masterpiece of modern luxury.

Built in 2025

Essential Information

MLS® #	PAMC2147176
Price	\$1,949,500
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	6,500
Acres	1.32
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk, Colonial
Status	Active Under Contract

Community Information

Address	968 Tennis Ave
Area	Horsham Twp (10636)
Subdivision	TENNIS POINTE
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, Additional Stairway, Built-Ins, Entry Lvl BR

Utilities Cable TV, Propane

Parking Asphalt Driveway

of Garages 3

Garages Inside Access, Garage - Side Entry

View Trees/Woods

Interior

Interior Features Floor Plan-Traditional, Efficiency

Appliances Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Oven/Range-Gas, Refrigerator, Range hood, Six burner stove, Stainless Steel Appliances, Water Heater, Commercial Range

Heating Forced Air

Cooling Central A/C

Has Basement Yes

Basement Daylight, Partial, Fully Finished, Walkout Stairs

of Stories 3

Stories 3

Exterior

Exterior Concrete/Block, Frame, HardiPlank, Stone

Exterior Features Exterior Lighting, Gutter System, Patio, Porch(es), Balcony

Lot Description Backs to Trees, Landscaping, Lot Premium

Windows Transom, Insulated, Double Pane, Double Hung, Low-E

Roof Pitched, Metal, Asphalt, Shingle

Foundation Concrete Perimeter

School Information

District HATBORO-HORSHAM

Additional Information

Date Listed July 10th, 2025

Days on Market 105

Zoning R2

Listing Details

Listing Office Elite Realty Group Unl. Inc.

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