

\$1,250,000 - 2261 Valley Rd, HUNTINGDON VALLEY

MLS® #PAMC2149440

\$1,250,000

4 Bedroom, 3.50 Bathroom, 3,200 sqft

Residential on 2.17 Acres

NONE AVAILABLE, HUNTINGDON VALLEY,
PA

Welcome to Valley Road Estates. A limited opportunity to build your dream home by Triumph Building Group. Two home-sites located on Valley Road in Lower Moreland, Premium location and easy access to major roadways, shopping, restaurants. Home sites are 1+ acre lot. Choose from one of the Builder's Plans to build your own dream home. This 4/5 Bedroom 3.5 Bath home features siding and stone accents. Dramatic foyer with views through to the private rear yard. This plan has an option to add main floor guest suite and private office/study. Open first floor plan with a gourmet kitchen open to a formal dining area featuring windows to maximize the view from every room. Large kitchen center island with seating overlooking a family room with gas fireplace. The first floor mudroom and huge pantry as well as first floor laundry room with laundry tub and large utility closet add to this homes convenience and easy living. The second floor features the Owner's Bedroom suite, luxurious bath with a large double vanity, a free standing soaking tub, over sized tiled shower, linen closet and two walk in closets! Bedrooms 2 and 3 are large, each with oversized closets and share a bath with dual vanity. Bedroom 4 is en-suite with its own private bathroom and walk in closet. The full basement features a 9' poured basement ceiling height and is ready for finishing. This to be built home has it all and Buyers can select custom finishes to be meet every dream and



need! Lot Premiums apply. Contact Agent for more information.* Photos shown are of custom homes. Additional floor plans are available and vary in price. Pictures are of a custom Model Home and are for representational purposes and a sample of builder's work. Rendering and plans contain upgrades, not included in the base price. The listed model is an example of a home that can be built on this home site. Contact listing agent for additional details available upon request.

Built in 2026

Essential Information

MLS® #	PAMC2149440
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,200
Acres	2.17
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Cottage, Other, Transitional, Traditional, Rancher
Status	Active

Community Information

Address	2261 Valley Rd
Area	Lower Moreland Twp (10641)
Subdivision	NONE AVAILABLE
City	HUNTINGDON VALLEY
County	MONTGOMERY-PA
State	PA
Municipality	LOWER MORELAND TWP
Zip Code	19006

Amenities

# of Garages	3
Garages	Garage - Side Entry, Inside Access, Oversized

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

District	LOWER MORELAND TOWNSHIP
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Additional Information

Date Listed	July 30th, 2025
Days on Market	88
Zoning	RSD2

Listing Details

Listing Office	Long & Foster Real Estate, Inc.
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