

\$624,999 - 2106 Carolton Way, FLOURTOWN

MLS® #PAMC2150368

\$624,999

3 Bedroom, 2.50 Bathroom, 2,318 sqft

Residential on 0.34 Acres

FLOURTOWN, FLOURTOWN, PA

Immediate Occupancy! Welcome to 2106 Carolton Way, a meticulously maintained home on a quiet cul-de-sac. That's precisely where you need to start, the location. Situated in Springfield Township and the popular Flourtown area, this home boasts a desirable school district and is walkable to shopping, dining, public transit, and a movie theater. Yet, situated on a private, quiet, friendly cul-de-sac street. Although there is plenty of street parking, consider pulling down your shared driveway and looping to the rear, where you'll find off-street parking and an oversized two-car garage. Here, you will find your 572-square-foot garage with inside access to your home. Let's head around to the front of this brick home with a stately stone front, so you get an authentic feel of walking through your new home. The freshly painted front door opens to a spacious Family Room with a gas-burning corner stone fireplace—the hardwood floors glimmer, illuminated by the recessed lighting. Pass the large coat closet to your right and stairs down to the garage level. You will next find the large Laundry Room in the rear. Here, you have a driveway-side exit door. There's a side-by-side washer and dryer, as well as a large wash sink. This room also boasts the Mechanical Room. Here, you will find a newer Weil-McLain Gas Boiler (4 zones) and a newer Bradford White Gas Water Heater. 200 Amp Electric. Exterior Sprinkler System Control Panel. There's also a smaller dedicated electrical panel just for the Kitchen.



Finishing up this space, a convenient powder room with a ceramic tile floor. Now let's ascend to the main living area. As you head upstairs, you first find the front Living Room, flooded with light, that wraps effortlessly into the Dining Room. A French Glass Door leads to your spacious rear deck overlooking the woods. A custom awning provides protection and shade to enjoy the outdoors, from spring through fall. Back inside, discover a renovated Kitchen (2013). There's a custom eating Nook with custom pillows perfect for a small table. Granite counters complement the wood cabinets and the subway tile backsplash. Don't forget the walk-in pantry! From here, head up the stairs to the bedrooms. This was a 4-bedroom home, converted to a 3-bedroom, but easily converted back! First, up the steps, a Full Bathroom, neutral white, with a shower over the tub, services the first bedroom. Down the hall, these owners combined two bedrooms to create a main bedroom suite with an en-suite bathroom. Three closets for your enjoyment! There is another set of stairs leading to a third bedroom, which is graced with additional hardwood floors. It doesn't end here; this room has two closets (one a walk-in Cedar closet) and access to your walk-up attic space with tons of additional storage, attic fan & ridge vent. This home is a gem. Sellers are also offering a 1 Year Home Warranty for the Buyer's peace of mind! Make an appointment today!

Additional information: The owners have never had water touch their driveway, although the floodplain does exist on the property. They have installed multiple drains in the rear to help remove water from the rear yard in case of pooling. In addition, when the new home was built next door, there were 30k in stormwater improvements made that help mitigate flooding to the benefit of the subject home. In anticipation that it may be of concern

to some buyers, sellers completed a Flood Elevation Affidavit, which can be provided to the Mortgage Company and Lender. The Elevation Affidavit indicates that the garage level, by only 2 inches, is located within the floodplain. Be sure to provide the Elevation Affidavit to a knowledgeable insurance agent who is familiar with flood quotes. Inform the insurance agent that all mechanicals are safely located above the floodplain level.

Built in 1959

Essential Information

MLS® #	PAMC2150368
Price	\$624,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,318
Acres	0.34
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Split Level
Status	Active

Community Information

Address	2106 Carolton Way
Area	Springfield Twp (10652)
Subdivision	FLOURTOWN
City	FLOURTOWN
County	MONTGOMERY-PA
State	PA
Municipality	SPRINGFIELD TWP
Zip Code	19031

Amenities

Amenities	Attic, Attic/House Fan, Stall Shower, Tub Shower, Pantry, CeilingFan(s), Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors, Cedar Closet(s)
Parking	Asphalt Driveway, Shared Driveway
# of Garages	2
Garages	Basement Garage, Built In, Garage - Rear Entry, Inside Access, Oversized
View	Creek/Stream, Trees/Woods, Water

Interior

Interior Features	Floor Plan-Traditional
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Dryer, Refrigerator, Washer
Heating	Baseboard - Hot Water
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Gas/Propane
# of Stories	5
Stories	5

Exterior

Exterior	Block, Concrete/Block, Stone
Exterior Features	Awning(s), Chimney Cap(s), Lawn Sprinkler, Sidewalks, Street Lights
Roof	Architectural Shingle
Foundation	Block, Concrete Perimeter

School Information

District	SPRINGFIELD TOWNSHIP
Elementary	ERDENHEIM
Middle	SPRINGFIELD TOWNSHIP
High	SPRINGFIELD TOWNSHIP

Additional Information

Date Listed	September 2nd, 2025
Days on Market	56
Zoning	RESIDENTIAL

Listing Details

Listing Office Dan Helwig Inc

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Listing information last updated on October 27th, 2025 at 5:15am EDT