

\$789,900 - 1010 Branch Mill Rd, TELFORD

MLS® #PAMC2152168

\$789,900

4 Bedroom, 2.50 Bathroom, 2,894 sqft

Residential on 1.38 Acres

BRANCH MILL ESTS, TELFORD, PA

Welcome to 1010 Branch Mill Road—a beautifully maintained, custom-built, 4 bedroom, 2.5 bath home nestled in Branch Mill Estates on a peaceful cul-de-sac in the heart of Telford's picturesque farmland. Set on a generous 1.3+ acre lot, this 2,894 square foot home offers the perfect blend of rural tranquility and modern convenience, with easy access to shopping, major roadways, and in the desirable Souderton Area School District with no HOA fees. From the moment you arrive, you™ll be captivated by the serene setting and sweeping views that change beautifully with each season; from vibrant spring blooms and sun-filled summer days to colorful autumn foliage and peaceful winter snowfalls. Step inside to a grand two-story foyer that sets the tone. The spacious interior features tall ceilings, gleaming hardwood floors, crown molding, chair railing, and detailed wainscoting, adding timeless sophistication to every space. The front living room offers flexibility as a seating area, home office, or library, while the spacious formal dining room is perfect for hosting gatherings. The heart of the home is a bright and inviting kitchen with an adjacent dining area framed by a large bay window, flowing seamlessly into the warm and welcoming family room complete with a gas fireplace—ideal for everyday living and entertaining alike. Upstairs, you'll find three generously sized bedrooms with walk-in closets and abundant natural light. The master bedroom offers



spectacular views, a sitting area, and a master bath with a soaking tub. This suite offers comfort and privacy, rounding out the perfect second floor retreat. Additional features include a charming powder room, a full laundry room conveniently located on the main floor, and a spacious basement with plenty of room for storage as well as a workshop area that is ideal for hobbies or DIY projects. Step outside to enjoy a private oasis with the professionally landscaped backyard, complete with paver walkways and a large deck. A storage shed is included to help keep the 2-car garage free from clutter with plenty of room to park your cars. In the event of a power outage this home comes with a whole house Generac generator that will keep the lights on. This is more than just a house, it's a home that combines peaceful rural living with the everyday conveniences you need. Don't miss your chance to experience the comfort, space, and serenity that 1010 Branch Mill Road has to offer. Schedule your private tour today!

Built in 1995

Essential Information

MLS® #	PAMC2152168
Price	\$789,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,894
Acres	1.38
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	1010 Branch Mill Rd
Area	Franconia Twp (10634)
Subdivision	BRANCH MILL ESTS
City	TELFORD
County	MONTGOMERY-PA
State	PA
Municipality	FRANCONIA TWP
Zip Code	18969

Amenities

# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener, Inside Access

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Unfinished, Workshop
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Foundation	Block

School Information

District	SOUDERTON AREA
Middle	INDIAN VALLEY
High	SOUDERTON

Additional Information

Date Listed	August 21st, 2025
Days on Market	51
Zoning	R

Listing Details

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Listing information last updated on October 26th, 2025 at 2:30am EDT