

\$2,800,000 - 110 Brittany Way, BLUE BELL

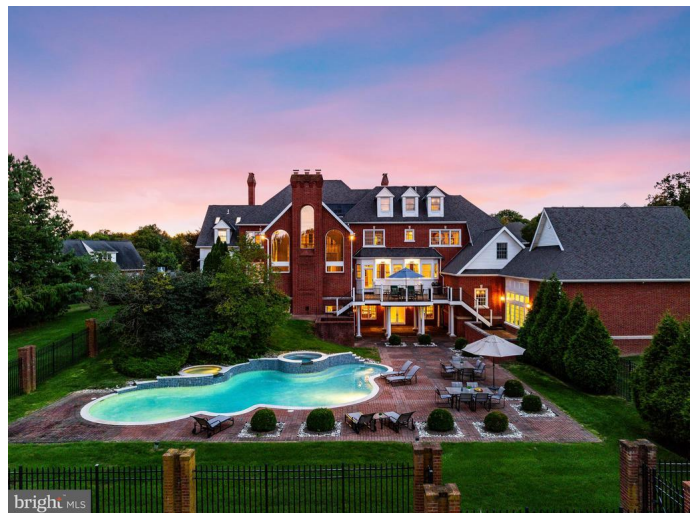
MLS® #PAMC2153690

\$2,800,000

5 Bedroom, 6.50 Bathroom, 11,078 sqft
Residential on 2.10 Acres

NORMANDY AT BLUE B, BLUE BELL, PA

Welcome to "Willow View" a timeless Georgian Brick estate perched on 2.04 lush, private acres in one of Blue Bell's most coveted neighborhoods, Normandy at Blue Bell. With iconic curb appeal, manicured grounds, and commanding presence, this home is not only recognized—it's remembered. Behind the classic facade lies over 11,000 sq ft of flexible living space across four finished levels—ideal for multi-generational living, serious entertainers, and car enthusiasts. A 4-stop elevator ensures seamless access. A generator and sprinkler system (on a private well shared with a neighbor—yes, it's free!) offer comfort, savings, and peace of mind. Nestled on a quiet cul-de-sac, the home backs to 5 acres of HOA-owned land and borders 7 acres of preserved trails adjacent to a 100-acre equestrian estate—an ultra-private setting just minutes from Gwynedd Valley's train, local trails, and Springhouse Shopping Center. Custom-built in 1995 and extensively renovated in 2012 with continued updates, Willow View welcomes you with a marble-floored foyer and sweeping curved staircase (think *Gone with the Wind*). Formal living and dining rooms offer gas fireplaces, while a richly paneled study and sunny four-season room provide flexible spaces to work or unwind. The chef's kitchen features beaded inset cabinetry, Dacor 6-burner range, Sub-Zero fridge, double ovens, warming drawer, Wolf steamer, and



two dishwashers. A large island with prep sink and refrigerator / freezer drawers adds function. The butler's pantry with Sub-Zero wine fridge and glassware storage cabinetry leads to the formal dining room. A second, fully equipped catering kitchen just off the main kitchen boosts your entertaining power. A few steps up, a lofted "kids" family room with built-ins and a study nook offers added space. The vaulted main family room wows with 27-ft ceilings, Palladian windows, four sets of French doors, custom cabinetry, brick fireplace with gas insert, Sub-Zero beverage fridge, and a recently refreshed saltwater aquarium. Upstairs, the second floor includes four spacious bedrooms and a versatile bonus room. The primary suite features a gas fireplace, custom walk-in closet, and spa-like bath with vaulted ceiling, jetted tub, steam shower, radiant heat, and towel warmer. A Jack-and-Jill suite and private en-suite with loft (and built-in desk) ensure everyone has space to spread out. The bonus room is ready to flex office, playroom, fabulous closet, additional bedroom or retreat. The third floor offers a guest suite with full bath and oversized bonus room currently set up with a large platform for model trains or slot cars. The lower level is a true destination: full kitchen, dual-shower bath, gym, 1,200+ bottle wine cellar with new mahogany racks, cozy den with wood-burning fireplace, and custom theater with Runco projector, Stewart screen, stadium leather seating, acoustic panels, and its own HVAC. Billiards, arcade games, and more (negotiable) complete the space. A whole house central vac system, laundry chute, distributed audio system, state of the art camera and security system, and a holiday window lighting package enhance the home's functionality. All 73 of the double-hung windows have recently been replaced. Outdoors, enjoy a heated pool and spa with waterfall surrounded by mature landscaping.

The driveway offers ample surface parking for 4+ cars and two basketball goals for full-court play. The 5-car garage setup (3-car attached + 2-car with breezeway access) is a dream for collectors—add lifts (as currently installed) and you’ve got 7-car capacity. Unfinished space above the 2-car garage could become a studio or office. All within the top-ranked Wissahickon School District and easily accessible to the major local and regional highway corridors. At Willow View, you're not just buying a home—you're elevating your lifestyle.

Built in 1995

Essential Information

MLS® #	PAMC2153690
Price	\$2,800,000
Bedrooms	5
Bathrooms	6.50
Full Baths	5
Half Baths	3
Square Footage	11,078
Acres	2.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Colonial, Traditional
Status	Active

Community Information

Address	110 Brittany Way
Area	Whitpain Twp (10666)
Subdivision	NORMANDY AT BLUE B
City	BLUE BELL
County	MONTGOMERY-PA
State	PA
Municipality	WHITPAIN TWP
Zip Code	19422

Amenities

Amenities	Master Bath(s), Butlers Pantry, Skylight(s), CeilingFan(s), Wpool Jets, Central Vacuum, Elevator, Wet Bar/Bar, Intercom, Stall Shower
Utilities	Cable TV
Parking	Asphalt Driveway
# of Garages	5
Garages	Inside Access, Garage Door Opener, Oversized
View	Garden/Lawn, Trees/Woods
Has Pool	Yes
Pool	Pool (In-Ground), Heated

Interior

Appliances	Cooktop, Oven-Wall, Oven-Double, Oven-Self Cleaning, Dishwasher, Refrigerator, Disposal, Trash Compactor
Heating	Hot Water, Forced Air, Zoned, Baseboard - Hot Water, Radiant
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas/Propane, Wood
# of Stories	3
Stories	3

Exterior

Exterior	Brick and Siding
Exterior Features	Sidewalks, Street Lights, Extensive Hardscape, Exterior Lighting, Flood Lights, Udrgrd Lwn Sprnklr, Deck(s), Patio, Fence, Pool (In-Ground)
Lot Description	Cul-de-sac, Level, Open, Front Yard, Rear Yard, SideYard(s)
Windows	Bay/Bow, Double Hung, Replacement
Roof	Pitched, Shingle
Foundation	Concrete Perimeter

School Information

District	WISSAHICKON
Middle	WISSAHICKON
High	WISSAHICKON SENIOR

Additional Information

Date Listed September 4th, 2025

Days on Market 51

Zoning R

Listing Details

Listing Office Coldwell Banker Realty

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Listing information last updated on October 24th, 2025 at 3:15am EDT