

# \$700,000 - 315 Arionne Dr, HATBORO

MLS® #PAMC2154084

**\$700,000**

4 Bedroom, 2.50 Bathroom, 2,408 sqft

Residential on 0.57 Acres

NONE AVAILABLE, HATBORO, PA

Nestled in Upper Moreland Township, this stunning 4 bed, 2.5 bath single home offers more than 2,400 sq ft of living space on a generous half acre lot. Boasting impressive curb appeal with a sweeping curved driveway and a cozy covered front porch, the neutral palette and hardwood floors invite you inside. Enter the foyer and find an elegant formal dining room to your left graced by a dramatic bay window and stylish sliding barn doors, pass into a comfortable sitting area, then step into the heart of the home: a well-appointed kitchen featuring a center island with seating for up to five, abundant counter space, and an open view into the living room with a charming brick gas fireplace and sliding doors to the deck. Completing the first floor are a convenient half-bath, laundry room, and access to the two-car garage. Upstairs, the primary suite delights with an en-suite bath showcasing a dual-sink vanity and large walk-in shower, accompanied by three additional bedrooms, a full hall bath, and a walk-in-closet that provides access to expansive attic storage. The fully finished walk-out basement is an entertainer's dream, featuring a full wet bar and direct access to the outdoors. Step outside onto the enormous dual-level, 46-foot partially covered deck, perfect for alfresco dining and entertainment, and enjoy summer days in the heated, inground pool, all within a fully fenced yard that's ideal for pets and children. The home benefits from a prime location with easy



access to major routes such as I-276, Route 611, and Route 263, plus convenient SEPTA rail and bus service, making travels to Philadelphia and beyond effortless. Residents enjoy a charming, small-town atmosphere with tree-lined streets, local festivals, parks, trails, and a growing variety of shopping and dining options right in the boro. See it today before it's too late!

Built in 1990

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | PAMC2154084           |
| Price          | \$700,000             |
| Bedrooms       | 4                     |
| Bathrooms      | 2.50                  |
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 2,408                 |
| Acres          | 0.57                  |
| Year Built     | 1990                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Style          | Traditional           |
| Status         | Active Under Contract |

**Community Information**

|              |                            |
|--------------|----------------------------|
| Address      | 315 Arionne Dr             |
| Area         | Upper Moreland Twp (10659) |
| Subdivision  | NONE AVAILABLE             |
| City         | HATBORO                    |
| County       | MONTGOMERY-PA              |
| State        | PA                         |
| Municipality | UPPER MORELAND TWP         |
| Zip Code     | 19040                      |

**Amenities**

|           |          |   |         |         |     |         |                |
|-----------|----------|---|---------|---------|-----|---------|----------------|
| Amenities | Bathroom | - | Walk-In | Shower, | Tub | Shower, | CeilingFan(s), |
|-----------|----------|---|---------|---------|-----|---------|----------------|

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
|              | Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Walk-in Closet(s) |
| Parking      | DW - Circular, Asphalt Driveway                                                   |
| # of Garages | 2                                                                                 |
| Garages      | Garage - Front Entry, Inside Access                                               |
| Has Pool     | Yes                                                                               |
| Pool         | Pool (In-Ground), Heated                                                          |

## Interior

|                 |                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------|
| Appliances      | Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range-Electric, Refrigerator, Washer |
| Heating         | Forced Air                                                                                 |
| Cooling         | Central A/C                                                                                |
| Has Basement    | Yes                                                                                        |
| Basement        | Daylight, Full, Fully Finished, Outside Entrance, Walkout Level                            |
| Fireplace       | Yes                                                                                        |
| # of Fireplaces | 1                                                                                          |
| Fireplaces      | Gas/Propane                                                                                |
| # of Stories    | 2                                                                                          |
| Stories         | 2 Story                                                                                    |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Vinyl Siding                                                           |
| Exterior Features | Deck(s), Patio, Porch(es), Fenced-Fully, Vinyl Fence, Pool (In-Ground) |
| Foundation        | Block                                                                  |

## School Information

|          |                |
|----------|----------------|
| District | UPPER MORELAND |
|----------|----------------|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 33                   |
| Zoning         | R3                   |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Keller Williams Real Estate-Blue Bell |
|----------------|---------------------------------------|

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Listing information last updated on October 20th, 2025 at 12:00am EDT