

\$3,495,000 - 809 Brushtown Rd, AMBLER

MLS® #PAMC2154938

\$3,495,000

6 Bedroom, 7.50 Bathroom, 8,464 sqft

Residential on 2.90 Acres

NONE AVAILABLE, AMBLER, PA

Welcome to 809 Brushtown Road, this residence redefines grandeur and elegance with exceptional craftsmanship throughout the home. Set on an almost 3 acre lot of professionally landscaped grounds, this home spans more than 7,000 square feet of refined living, designed for both family life and world class entertaining, both inside and out! This property is uniquely appointed with a newly constructed in law suite, above the oversized garage, with its own kitchen to ensure privacy and comfort for extended family and guests. In total, this home boasts 6 bedrooms, 7 full bathrooms, and 1 half bathroom in the main home. Enter through the private gated entrance, and you will immediately be drawn to the cobblestone driveway detail, the lush grounds, and this jewel box Colonial home with a distinctive shingled and exterior gambrel roofline, and a magnificent wrap around porch!

White oaks floors, soaring ceilings, and curated finishes set a timeless tone. Step inside, and to the right of the grand foyer is a spectacular dining room with a coffered ceiling.

The gourmet chef's kitchen is the heart of the home! The kitchen includes an enormous marble island with seating for 7, and the perimeter countertops are soapstone with a large soapstone sink. The kitchen boasts custom cabinetry and range hood, and top of the line Sub Zero/Wolf appliances including a 48 inch dual fuel range with 2 ovens, 2 dishwashers, and a full 36" refrigerator and 36" freezer. Adjacent to the kitchen is a Craft/Flex



room offering endless possibilities for crafting, baking, holiday food preparation, a caterers workspace, etc! This room offers yet another large center island, a refrigerator, an oven, a double faucet sink and soapstone countertops for all of your crafting or entertaining needs. The kitchen flows directly into a sunlit breakfast room, overlooking the backyard and outdoor living spaces. Enjoy the ease of open living with a natural flow into the cozy family room, ideal for everyday comfort and entertaining. The main floor is further elevated by a study, highlighted by custom wooden beams, and a gas fireplace, creating a warm and inviting retreat. This room includes a spiral staircase taking you down the incredible lower level! The main floor also features a sunroom, with a custom built in wet bar with 2 SubZero beverage refrigerators. The main level is thoughtfully designed for everyday living, complete with a full bathroom, powder room, pantry and mudroom that combine both convenience and comfort. The incredible attention to detail continues as you ascend to the upper levels. The primary suite exudes elegance with its coffered ceiling, and a private office, a fireplace, an outdoor covered deck and a thoughtfully designed coffee bar. The luxurious primary ensuite features his and her bathrooms, offering a spa-like retreat. Some of the features include, marble countertops, a custom shared marble shower, marble floor and air jet freestanding soaking tub. The primary suite also features his and hers walk-in closets, providing abundant storage. The 2nd floor includes 4 additional bedrooms and 3 full bathrooms. The 3rd floor also hosts its own bedroom and full bathroom, perfect for guests. The laundry room is located on the 2nd floor. The lower level is the ultimate family recreation space recently customized with a theatre room, a gym, various living areas to host various games, an infrared sauna, a wet bar and full bathroom. Almost as expansive as

the home, the oversized garage offers room for 8 vehicles - an incredible space you have to see to believe! The outside features an outdoor living and dining area that overlooks the sun kissed pool with a slide - perfect for family fun and entertaining! 809 Brushtown Road is situated in the top rated Wissahickon School District, and close to top private schools, clubs, shopping, dining, the regional rail, and major highways. This haven is more than just a home - it's a lifestyle!

Built in 2010

Essential Information

MLS® #	PAMC2154938
Price	\$3,495,000
Bedrooms	6
Bathrooms	7.50
Full Baths	7
Half Baths	1
Square Footage	8,464
Acres	2.90
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	809 Brushtown Rd
Area	Lower Gwynedd Twp (10639)
Subdivision	NONE AVAILABLE
City	AMBLER
County	MONTGOMERY-PA
State	PA
Municipality	LOWER GWYNEDD TWP
Zip Code	19002

Amenities

Parking	Asphalt Driveway
# of Garages	8
Garages	Garage - Rear Entry, Garage - Side Entry, Garage Door Opener, Covered Parking, Oversized
Has Pool	Yes

Interior

Heating	90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Full
Fireplace	Yes
# of Fireplaces	5
# of Stories	3
Stories	3

Exterior

Exterior	Shingle, Cedar Siding, Brick and Siding, Stone
Exterior Features	Electric Fence
Roof	Other, Shingle
Foundation	Concrete Perimeter

School Information

District	WISSAHICKON
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Additional Information

Date Listed	September 16th, 2025
Days on Market	27
Zoning	RESIDENTIAL

Listing Details

Listing Office	Keller Williams Main Line
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