

\$989,995 - 249 Rush Ln, AMBLER

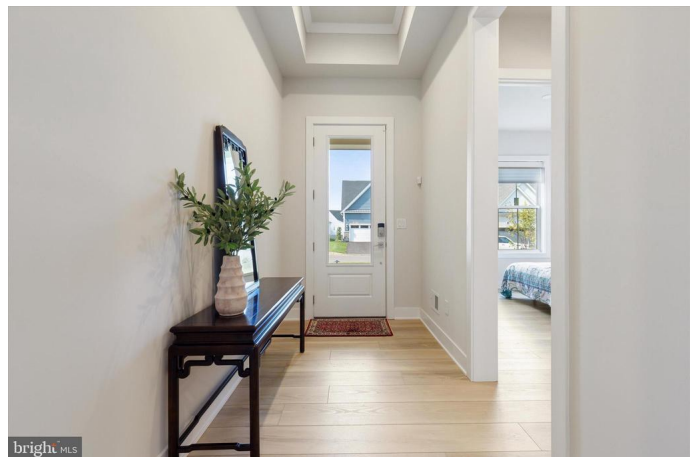
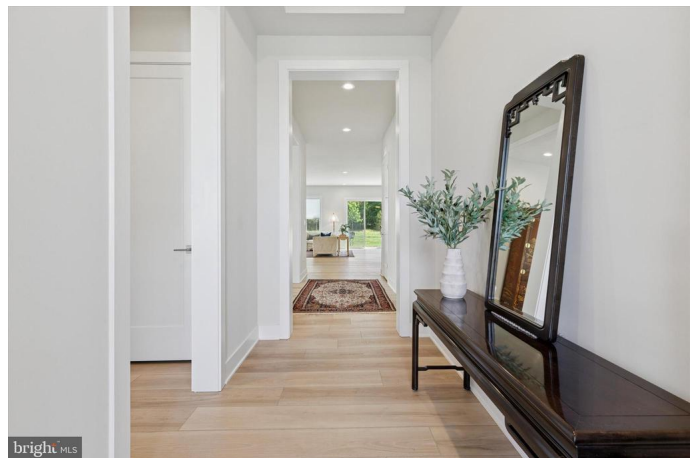
MLS® #PAMC2155220

\$989,995

2 Bedroom, 2.00 Bathroom, 1,881 sqft
Residential on 0.19 Acres

REGENCY AT WATERSIDE, AMBLER, PA

Step into luxury living at 249 Rush Lane, nestled in the highly sought-after Regency at Waterside, a premier 55+ community. This move-in ready home has been lightly lived in and showcases numerous high-end upgrades throughout. Perfectly situated on one of the best lots in the neighborhood, it offers serene privacy with mature trees as your backyard backdrop and direct access to a walking trail. From the moment you arrive, you'll be impressed by the professionally landscaped exterior, complete with landscape lighting and an upgraded porcelain walkway that adds elegance to your entrance. Inside, a spacious foyer welcomes you with high ceilings, beautiful flooring, and an abundance of natural light. Just off the foyer, you'll find a private guest bedroom and full bath, ideal for visitors. Adjacent is a flex room that functions perfectly as a home office, den, or hobby space. At the heart of the home is an open-concept living area, designed for entertaining and everyday comfort. The gourmet kitchen features an extended island, enhanced cabinetry with molding, roll-out drawers, quartz countertops, a crisp tile backsplash, stainless steel appliances, and a farmhouse sink—all opening seamlessly to the dining area and the bright family room with a gas fireplace and wall of windows overlooking your tranquil backyard. The primary suite is a true retreat and includes a spa-inspired ensuite bath featuring upgraded flooring and tile, dual vanity and a custom walk-in closet. For added convenience,



the current owner added a private access door from the closet to the laundry room—a thoughtful upgrade you'll love. Outdoor living is just as impressive, with an extended patio perfect for morning coffee or evening relaxation.

Community & Lifestyle - As part of the Regency at Waterside 55+ community, you™ll enjoy access to:

- A state-of-the-art clubhouse
- Fitness center
- Outdoor pool/Indoor pool
- Pickleball and bocce ball courts
- Scenic walking trails
- A vibrant calendar of social events

This home offers the perfect blend of sophisticated design, modern amenities, and a prime location—creating a lifestyle of comfort, convenience, and elegance.

Don™t miss your chance to own this exceptional home. Schedule your private tour today!

Built in 2024

Essential Information

MLS® #	PAMC2155220
Price	\$989,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,881
Acres	0.19
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Rancher

Status	Active
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Community Information

Address	249 Rush Ln
Area	Horsham Twp (10636)
Subdivision	REGENCY AT WATERSIDE
City	AMBLER
County	MONTGOMERY-PA
State	PA
Municipality	HORSHAM TWP
Zip Code	19002

Amenities

# of Garages	2
Garages	Additional Storage Area
Has Pool	Yes

Interior

Heating	Central
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Foundation	Slab

School Information

District	HATBORO-HORSHAM
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	18
Zoning	RESIDENTIAL

Listing Details

Listing Office	Compass RE
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