

\$8,500,000 - 1225 Country Club Rd, GLADWYNE

MLS® #PAMC2155888

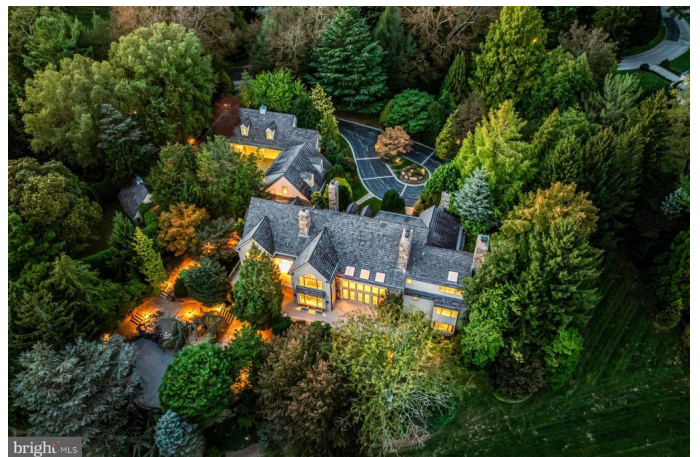
\$8,500,000

6 Bedroom, 9.50 Bathroom, 9,166 sqft

Residential on 12.76 Acres

NONE AVAILABLE, GLADWYNE, PA

WOW!!! Seize the rare opportunity to own this spectacular property, available for the first time since it was beautifully designed and constructed in 1993, using only the finest materials for the main residence, 2 oversized 2-car garages and guest quarters. Set on 12.65 breathtaking acres with panoramic views on one of Gladwyne's most coveted streets, it offers unparalleled flexible interior and exterior spaces for gracious, flexible everyday living and grand entertaining with a timeless open flow and large bright windows doors, showcasing the expansive terraces, glorious gardens and pool. Endless features include high ceilings, beautiful site finished oak floors, fabulous living room with fireplace, inviting dining room, richly paneled library with fireplace and built-ins, expansive gourmet kitchen opening up to both a sunny breakfast room and dramatic family room fireplace and endless views of the grounds, spacious first floor guest suite and a convenient mudroom leading out to the garage courtyard and detached guest apartment. The sweeping main staircase and secondary staircases lead up to the spacious sun-filled second floor which offers a luxurious primary suite with stunning views of the lawn and specimen plantings, his and hers bathrooms and dressing room areas, 3 additional generous bedrooms with custom tiled full bathrooms and a generously sized laundry room with access to a staircase leading up to the third floor with a finished bonus room/ potential 5th bedroom.



The thoughtfully flexible and timelessly created spaces continue throughout the walk-out lower level which services the privately located, award-winning designed Armond pool with a full bathroom, his and hers dressing areas, sauna and laundry, an expansive entertaining room with full bar/ kitchenette, fireplace, and game room / media space, Au Pair or In-law suite with full bathroom and lots of finished storage with walk-in safe. Additional structures include two oversized 2-car garages with charming guest house above one of the garages, including living and dining area, small kitchen, bedroom and full bathroom, and a separate gardening/ dog friendly building with powder room and storage capacity. This incredible oasis is a rare find along Philadelphia's suburban gold coast, close to Center City, all forms of transportation, renowned public and private schools and universities, endless clubs and recreational opportunities, Philadelphia International Airport, NYC and more!

** Note that the square footage does not include the living space in the guest house and the bedroom and bathroom count does not include the large bedroom and full bathroom in the guest house or the half bath in the utility building.

***With approximately 12.76 acres (+/-) the Property may be capable of being subdivided into additional lots. An initial conceptual yield plan was prepared that depicts a potential subdivision yield of up to three lots or units, including a lot with approximately 3.9 acres (+/-) fronting on Country Club Road to include the existing home and improvements. The yield plan shows the potential for up to two additional lots or units on the remaining land of approximately 8.8 acres (+/-) with frontage on Conshohocken State Road. An access and utility easement to benefit the property is of

record providing for access to Conshohocken State Road over an existing bridge/driveway on the property at 701 Conshohocken State Road.

Built in 1993

Essential Information

MLS® #	PAMC2155888
Price	\$8,500,000
Bedrooms	6
Bathrooms	9.50
Full Baths	8
Half Baths	3
Square Footage	9,166
Acres	12.76
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Manor
Status	Active

Community Information

Address	1225 Country Club Rd
Area	Lower Merion Twp (10640)
Subdivision	NONE AVAILABLE
City	GLADWYNE
County	MONTGOMERY-PA
State	PA
Municipality	LOWER MERION TWP
Zip Code	19035

Amenities

Amenities	Additional Stairway, Attic, Bar, Bathroom - Jetted Tub, Soaking Tub, Tub Shower, Bathroom - Walk-In Shower, Built-Ins, Cedar Closet(s), Carpet, Chair Railing, Crown Molding, Curved Staircase, Elevator, Exposed Beams, Formal/Separate Dining Room, Pantry, Recessed Lighting, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Wet Bar/Bar, Shades/Blinds, Wine Storage, Wood Floors, Wpool Jets
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Utilities	Natural Gas Available, Cable TV, Cable TV Available, Electric Available, Phone, Sewer Available
Parking	DW - Circular, Lighted Parking, Paved Driveway, Private
# of Garages	4
Garages	Garage Door Opener, Garage - Side Entry, Additional Storage Area, Inside Access, Oversized, Other
View	Garden/Lawn, Panoramic, Scenic Vista, Trees/Woods
Has Pool	Yes
Pool	Heated, Gunite

Interior

Interior Features	Flat, Floor Plan-Open, Floor Plan-Traditional
Appliances	Built-In Microwave, Built-In Range, Commercial Range, Dishwasher, Dryer, Exhaust Fan, Extra Refrg/Frz, Freezer, Microwave, Oven-Double, Oven-Self Cleaning, Oven/Range-Gas, Range hood, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Full, Fully Finished, Heated, Improved, Interior Access, Outside Entrance, Poured Concrete, Rear Entrance, Rough Bath Plumb, Space For Rooms, Walkout Level, Windows, Other
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Mantel(s)
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Stone, Stucco
Exterior Features	Exterior Lighting, Extensive Hardscape, BBQ Grill, Gutter System, Outbuilding Apartment, Play Area, Roof Deck, Secure Storage, Stone Retaining Walls, Other, Breezeway, Balcony, Patio, Terrace, Roof Deck, Fenced-Partially, Gunite
Lot Description	Backs to Trees, Additional Lot(s), Cleared, Front Yard, Landscaping, Not In Development, Open, Partly Wooded, Private, Rear Yard, Sloping, SideYard(s), Subdivision Possible, Trees/Wooded, Vegetation Planting, Year Round Access
Windows	Casement, Double Hung, Double Pane
Roof	Tile

Foundation Concrete Perimeter, Permanent

School Information

District LOWER MERION
Elementary GLADWYNE
Middle BLACK ROCK
High HARRITON SENIOR

Additional Information

Date Listed October 13th, 2025
Days on Market 7
Zoning LDR1

Listing Details

Listing Office Kurfiss Sotheby's International Realty

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