

# \$218,000 - 104 Primrose Ln, ROYERSFORD

MLS® #PAMC2156752

**\$218,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

WILLOW RUN, ROYERSFORD, PA

Welcome to this beautifully maintained, move-in-ready home in the desirable Willow Run neighborhood of the Spring-Ford School District. Designed for comfortable 55+ living, this home offers 2 bedrooms, 2 bathrooms, central air, and a cozy front porch shaded by mature trees, perfect for relaxing outdoors.

Inside, luxury vinyl plank flooring runs throughout, and ceiling fans provide extra comfort. The living room flows effortlessly into the dining area and kitchen, creating an inviting space for entertaining. The kitchen features ample wood cabinetry and additional countertop seating, combining practicality with style.

The spacious primary bedroom includes an ensuite bathroom with plenty of vanity space. The guest bedroom is conveniently located near the second full bathroom. A large laundry room with extra storage and a sink is just off the kitchen. The attached 1-car garage provides additional storage and direct access to the home.

Enjoy driveway parking and a variety of HOA amenities, including a pool and a clubhouse featuring a fitness center, game room, kitchen, and spacious gathering area, all within a friendly, well-maintained community.

This thoughtfully designed home is comfortable, move-in ready, and waiting for



you to call it yours.

Please note this home is on a land lease and is not eligible for conventional financing.

Built in 1999

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | PAMC2156752           |
| Price          | \$218,000             |
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,232                 |
| Acres          | 0.00                  |
| Year Built     | 1999                  |
| Type           | Residential           |
| Sub-Type       | Manufactured          |
| Style          | Pre-Fabricated, Other |
| Status         | Active                |

**Community Information**

|              |                      |
|--------------|----------------------|
| Address      | 104 Primrose Ln      |
| Area         | Limerick Twp (10637) |
| Subdivision  | WILLOW RUN           |
| City         | ROYERSFORD           |
| County       | MONTGOMERY-PA        |
| State        | PA                   |
| Municipality | LIMERICK TWP         |
| Zip Code     | 19468                |

**Amenities**

|              |                                                            |
|--------------|------------------------------------------------------------|
| Amenities    | CeilingFan(s), Master Bath(s)                              |
| Parking      | Asphalt Driveway                                           |
| # of Garages | 1                                                          |
| Garages      | Inside Access, Garage Door Opener, Additional Storage Area |
| Has Pool     | Yes                                                        |

**Interior**

|              |                                         |
|--------------|-----------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Washer, Dryer |
| Heating      | Central, Forced Air                     |
| Cooling      | Central A/C                             |
| # of Stories | 1                                       |
| Stories      | 1 Story                                 |

## Exterior

|            |                       |
|------------|-----------------------|
| Exterior   | Vinyl Siding          |
| Roof       | Architectural Shingle |
| Foundation | Crawl Space           |

## School Information

|          |                    |
|----------|--------------------|
| District | SPRING-FORD AREA   |
| High     | SPRING-FORD SENIOR |

## Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | October 11th, 2025     |
| Days on Market | 17                     |
| Zoning         | 1222 RES: MANUFACTURED |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | EXP Realty, LLC |
|----------------|-----------------|

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Listing information last updated on October 27th, 2025 at 7:45am EDT