

\$599,900 - 75 Gristmill Ln, ROYERSFORD

MLS® #PAMC2158000

\$599,900

4 Bedroom, 2.00 Bathroom, 2,107 sqft
Residential on 0.48 Acres

LINFIELD FARMS, ROYERSFORD, PA

*****OFFER DUE MONDAY, OCTOBER 27th at 6pm*****Welcome to this beautifully maintained brick-faced Ranch home in Limerick Township, located within the highly desirable Spring-Ford School District. This charming residence offers the perfect blend of comfort, style, and thoughtful updates throughout.

Step inside to find gleaming hardwood floors that flow throughout the main level. The sun-filled living room sets a warm tone with its stunning floor-to-ceiling stone gas fireplace accented by a rich wood mantel. The open kitchen and dining area are perfect for everyday living and entertaining, featuring granite countertops, tile backsplash, under-cabinet lighting, soft-close cabinetry, a built-in wall oven and microwave, and a large island with an electric cooktop. A new Anderson sliding door leads to the covered porch for seamless indoor-outdoor enjoyment.

The owner's suite is a welcoming retreat with spacious closets and a luxurious en suite bath featuring dual vanities, a walk-in shower, a ceramic-tiled soaking tub, and upgraded lighting and mirrors. Two additional generously sized bedrooms, a bright hall bath and laundry room with sink and garage access complete the main level. Upstairs, a loft with pocket door entry serves as a fourth bedroom, office or family room, offering great flexibility.



Outdoors, your private oasis awaits! The covered porch and patio overlook a sparkling in-ground heated pool (6.5 ft deep) with LED lighting and a 250,000 BTU natural gas heater for quick warmups. The Coverlon mesh safety cover ensures peace of mind at seasonâ€™s end.

Additional highlights include a full dry basement ready for finishing, whole-house central vacuum, tankless water heater (2019), and replacement windows with a lifetime warranty.

This home truly checks every boxâ€”beautifully cared for, with nice updates, and move-in ready!

Built in 1998

Essential Information

MLS® #	PAMC2158000
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,107
Acres	0.48
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	75 Gristmill Ln
Area	Limerick Twp (10637)
Subdivision	LINFIELD FARMS
City	ROYERSFORD
County	MONTGOMERY-PA

State	PA
Municipality	LIMERICK TWP
Zip Code	19468

Amenities

Amenities	Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Central Vacuum, Pantry, Master Bath(s), Walk-in Closet(s)
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry
Has Pool	Yes
Pool	Heated, Pool (In-Ground), Fenced

Interior

Appliances	Built-In Microwave, Oven-Wall, Central Vacuum, Cooktop, Dishwasher, Water Heater - Tankless
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Stone, Mantel(s)
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding, Brick and Siding
Exterior Features	Sidewalks, Patio, Vinyl Fence, Fenced-Rear, Pool (In-Ground)
Windows	Double Hung, Replacement
Foundation	Concrete Perimeter

School Information

District	SPRING-FORD AREA
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Additional Information

Date Listed	October 24th, 2025
Days on Market	5
Zoning	R-3

Listing Details

Listing Office Realty One Group Restore - Collegeville

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