

\$399,900 - 399 Hamilton Dr, HARLEYSVILLE

MLS® #PAMC2158830

\$399,900

3 Bedroom, 2.50 Bathroom, 1,950 sqft

Residential on 0.04 Acres

ROSECLIFF MANOR, HARLEYSVILLE, PA

Welcome to 399 Hamilton Dr, a stunning end-unit townhome in the highly desirable Rosecliff Manor community of Harleysville. This spacious 4-bedroom, 2.5-bath home with an attached one-car garage offers comfort, functionality, and style throughout. Gleaming hardwood floors and neutral paint create a warm and inviting atmosphere from the moment you step inside. To the right, a bright living room with a cozy fireplace sets the perfect tone for relaxation, while a convenient half bath sits just off the entry. The dining area opens seamlessly to the kitchen, where youâ€™ll find generous counter space, ample cabinetry, and a charming pass-through window overlooking the living area â€“ ideal for entertaining and everyday life. A versatile first-floor bedroom provides the perfect space for a home office or guest room. Upstairs, the open landing leads to a spacious primary suite with a large walk-in closet and an ensuite bath featuring a soaking tub and separate stall shower. Two additional bedrooms, a full hallway bath, and a conveniently located laundry room complete the second floor. The full unfinished basement offers endless possibilities for future expansion â€“ create a recreation room, gym, or media space tailored to your lifestyle. Additional highlights include newer roof, water heater, A/C unit, and sump pump back-up which is tied into the public water system. Rosecliff Manor offers low-maintenance living with beautifully maintained grounds, walking paths, and easy



access to major routes like 113 and 63. Enjoy nearby dining favorites such as The Energy Station and The Butcher and Barkeep, plus shopping, parks, and entertainment just minutes away. This is the perfect blend of comfort, convenience, and community – see it today before it flies off the shelf!

Built in 1997

Essential Information

MLS® #	PAMC2158830
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,950
Acres	0.04
Year Built	1997
Type	Residential
Sub-Type	End of Row/Townhouse
Style	Colonial
Status	Active

Community Information

Address	399 Hamilton Dr
Area	Lower Salford Twp (10650)
Subdivision	ROSECLIFF MANOR
City	HARLEYSVILLE
County	MONTGOMERY-PA
State	PA
Municipality	LOWER SALFORD TWP
Zip Code	19438

Amenities

Amenities	Carpet, Formal/Separate Dining Room, Stall Shower, Tub Shower, Walk-in Closet(s)
Utilities	Cable TV

Parking	Paved Driveway, Paved Parking
# of Garages	1
Garages	Built In, Garage - Front Entry, Inside Access

Interior

Interior Features	Floor Plan-Traditional
Appliances	Cooktop, Dishwasher, Dryer, Disposal, Dryer - Electric, Microwave, Oven-Self Cleaning, Oven/Range-Gas, Washer, Water Heater - High-Efficiency
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane, Mantel(s)
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding, Brick Front
Exterior Features	Street Lights
Roof	Architectural Shingle, Pitched
Foundation	Concrete Perimeter

School Information

District	SOUDERTON AREA
Elementary	SALFORD HILLS
Middle	INDIAN VALLEY
High	SOUDERTON AREA SENIOR

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	R5

Listing Details

Listing Office	Keller Williams Real Estate-Blue Bell
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