

\$320,000 - 3172 Main St, GREEN LANE

MLS® #PAMC2036506

\$320,000

3 Bedroom, 1.50 Bathroom, 1,638 sqft
Residential on 0.34 Acres

GREEN LANE, GREEN LANE, PA

Located in Historic Sumneytown, Marlborough Township is a Charming, Old World Colonial Home and Barn on over a third of an acre. The updates to the home include an open Family Room with handcrafted wood-finished walls; a wood sliding barn-door to the half-bath; a large built-in 65" Flat-Screen TV that will stay with the home. It is a cozy, and comfortable room that will provide hours of enjoyment, and relaxation. The kitchen updates in this home include newer appliances, flooring, solid-surface countertops, and kitchen cabinets. In addition, the several large built-ins provide ample storage. Just off the Kitchen is a Bright Sun Room that is surrounded by insulated double hung windows with screens for enjoying the warm Spring and Summer breezes. In the Winter, the room has its own radiator to keep you toasty while you read, and watch it snow. Upstairs in the home are three sizable Bedrooms and a Full Bathroom. The third Bedroom could even be turned into a Guest Suite with a private entrance. Outside you will enjoy a sizable open back yard with the convenience of a large barn that provides endless possibilities for storage, a workshop or perhaps a little shop (special permitting may be required). The Barn area also has a separate driveway and parking area that is accessible from Geryville Pike. The Green Lane area is a Wonderland of endless outdoor activities with the largest publicly accessible lake in Montgomery County with over 3,400 acres providing great fishing, boating,



swimming, camping, trails, picnicking, and much more. The area is also convenient to shopping, historic museums, and major highways such as the Pennsylvania Turnpike. You owe it to yourself to see this home with all its Charm. Make an appointment to see it when the listing becomes active because it likely won't last long. Thank you for your consideration.

Built in 1824

Essential Information

MLS® #	PAMC2036506
Price	\$320,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,638
Acres	0.34
Year Built	1824
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	3172 Main St
Area	Marlborough Twp (10645)
Subdivision	GREEN LANE
City	GREEN LANE
County	MONTGOMERY-PA
State	PA
Municipality	MARLBOROUGH TWP
Zip Code	18054

Amenities

Amenities	Built-Ins, Butlers Pantry, Pantry, Wood Floors
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Utilities	Cable TV Available, Natural Gas Available, Phone Available
Parking	Crushed Stone, Dirt Driveway
View	Garden/Lawn

Interior

Interior Features	Floor Plan-Traditional
Appliances	Oven/Range-Gas, Range hood
Heating	Radiator, Hot Water
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Combination, Full, Unfinished, Windows, Workshop, Walkout Level
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Brick and Siding
Exterior Features	Bump-outs, Outbuilding Apartment, Sidewalks, Patio, Porch(es), Roof Deck
Lot Description	Rear Yard, Road Frontage, Sloping, Trees/Wooded
Windows	Double Hung, ENERGY STAR Qualified
Roof	Architectural Shingle
Foundation	Stone

School Information

District	UPPER PERKIOMEN
Elementary	MARLBOROUGH
Middle	UPPER PERKIOMEN
High	UPPER PERKIOMEN

Additional Information

Date Listed	May 14th, 2022
Days on Market	41
Zoning	VC

Listing Details

Listing Office	Springer Realty Group
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Listing information last updated on June 28th, 2022 at 2:16pm EDT