

# *The Buckingham*



Shown with optional: Modern Farmhouse façade, black windows, vertical siding, metal roof, stone water table, extended front porch, upgraded front door & dormer. Landscape package is not included





2803 RIVER ROAD,  
NEW HOPE, PA 18938  
(SOLEBURY TWP)



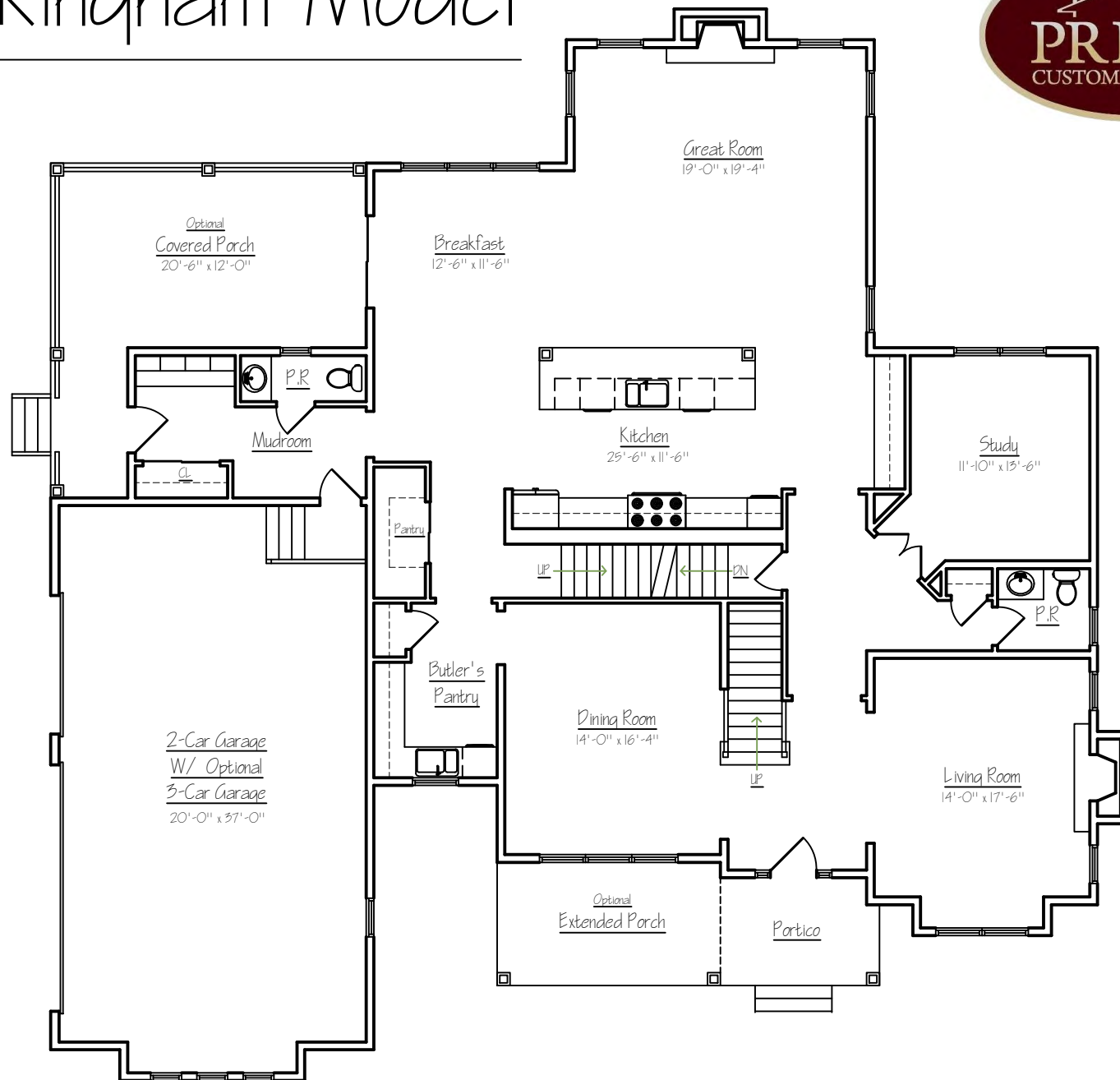
17 ACRES

RIVER ROAD

ELY ROAD



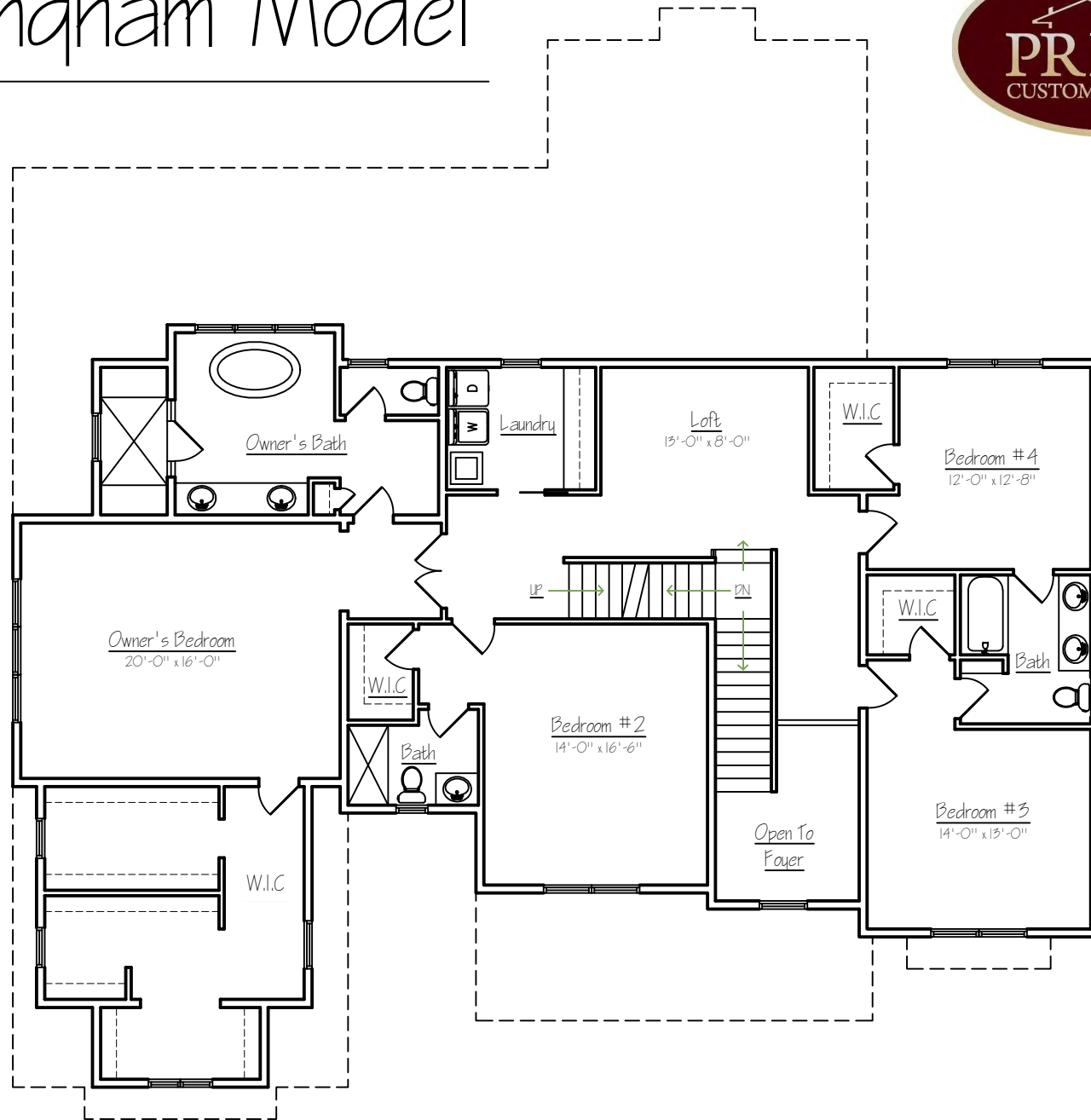
# The Buckingham Model



*First floor plan*  
Sq. Ft.: 2353  
Total Sq.Ft.: 5068

Illustrations and floor plans are artist's conceptual renderings. Details, colors and dimensions are subject to change and field verification. Window and front door locations and room dimensions may vary according to elevation. Mature landscaping not typical. Light fixture locations and window boxes not included. 5/5/23

# The Buckingham Model



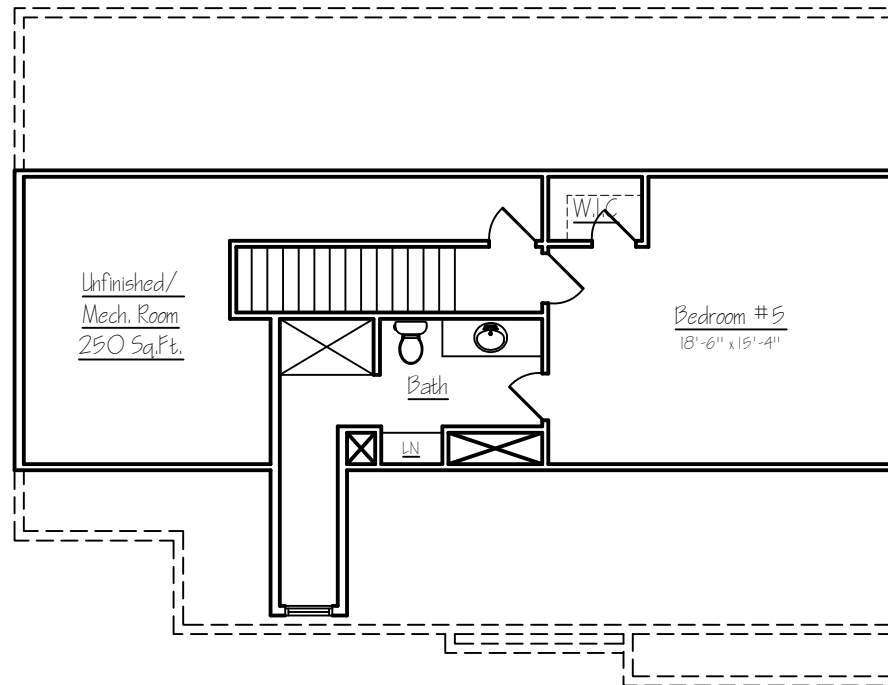
*Second floor plan*  
Sq. Ft.: 2235  
Total Sq.Ft.: 5068

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# The Buckingham Model



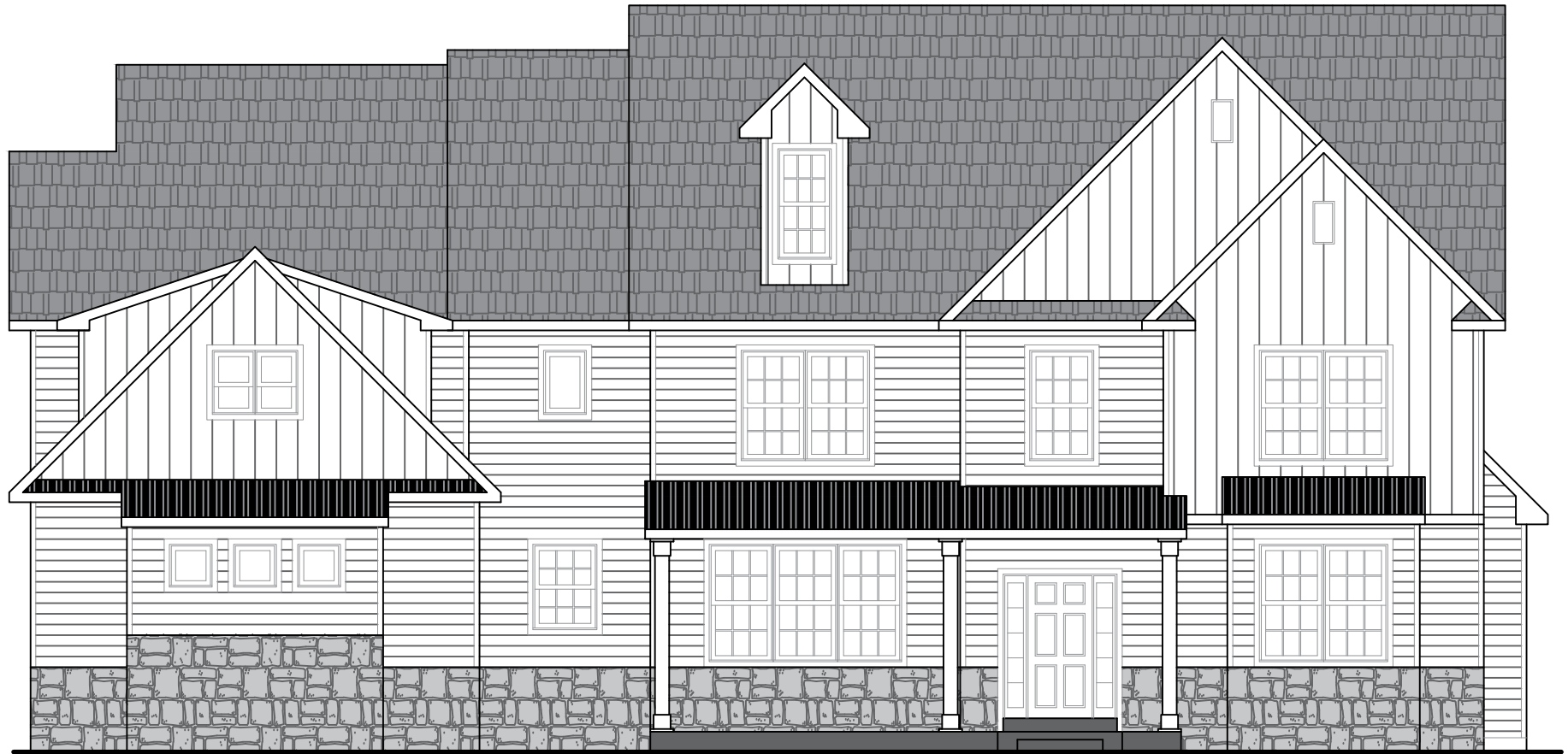
## Optional Third Floor Plan



Sq. Ft.: 480  
Total Sq.Ft.: 5068

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# The Buckingham Model



*Front Elevation*

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## Standard Luxury Features

### 2803 River Rd, New Hope, PA 18938

#### **Community Benefits & Features:**

- New Hope Solebury School District
- Solebury Township
- Private Water
- Private Sewer
- 17-Acre Home Site

#### **Spectacular Interior:**

- Nine-foot ceilings on first floor
- Warm & spacious great room with gas fireplace
- Dramatic two-story entrance foyer
- Elegant trim package, two-panel doors throughout, crown molding & chair rail in dining room
- Classic oak main staircase with stained railing & painted balusters
- Finely crafted oak hardwood flooring in main living areas
- Wall-to-wall carpeting in an array of colors
- Oversized mudroom
- Sunny breakfast area in addition to an eat-at island & dedicated dining room

#### **Exterior Features:**

- Wide variety of maintenance free vinyl siding & shutters
- Seamless aluminum gutters & downspouts
- Aluminum wrapped soffits & fascia
- Fiberglass architectural style roof shingles with 30-year warranty
- High-efficiency windows w/ grilles & screens
- Three-car garage

#### **Gourmet Kitchen:**

- Sprawling kitchen displaying attention to detail
- Oversized walk-in & butler's pantry
- Quartz countertops
- Gourmet stainless steel energy-saving GE appliances including dishwasher, self-cleaning built-in wall oven, built-in microwave, cooktop w/ vented hood
- Your choice of crafted raised-panel cabinetry topped w/ crown moulding
- Trash can & recycling cabinet drawer
- Stainless steel under-mount sink

#### **Superior Construction & Energy Efficiency:**

- Poured 10" concrete foundation walls
- Steel I-beam construction
- Insulated exterior doors w/ weather stripping & adjustable thresholds
- Full insulation with R20 walls & R49 ceilings
- Additional "Green" building features available

#### **Lavish Bathrooms:**

- Detailed owner's suite bath with double vanity, soaking tub, separate shower stall
- Multiple secondary bathrooms
- Pedestal sink in first floor powder room

#### **Utilities & Conveniences:**

- High-efficiency air condition for maximum comfort
- High-efficiency LP gas heater(s)
- 75-gallon quick recovery water heater
- Second floor laundry room w/ utility sink
- PEX plumbing water lines

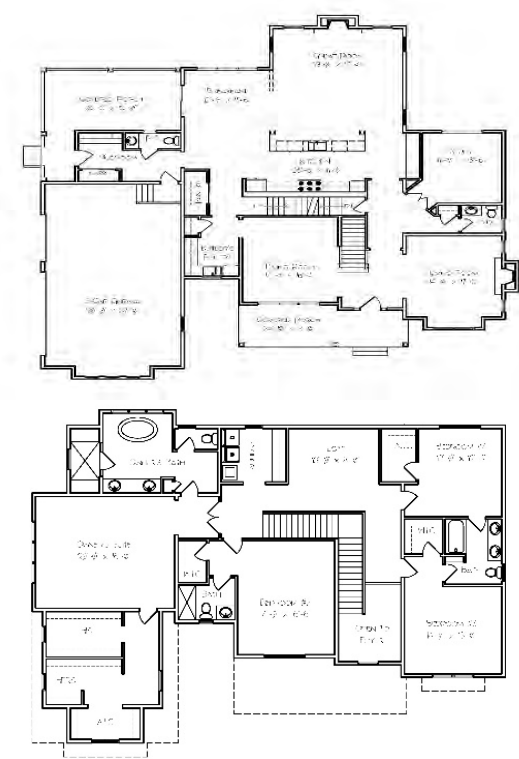


# The Buckingham



- Dramatic 2-Story Foyer
- 4 Bedrooms / 3 Full Bathrooms & 2 Powder Rooms
- Large, Open Gourmet Kitchen
- Ample Island
- Butler's Pantry
- Optional 3rd Floor with 5th Bedroom Suite
- 3-Car Garage
- Impressive Owner's Suite with Enormous Closet
- 4,500 Sq Ft

2803 River Road New Hope (Solebury Twp), PA 18938  
Proudly Offered at \$2,200,000



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