



**HIGHLIGHTS**

- Delaware River views
- 4,100 square feet
- Gas heat/cooking
- Three zones - forced-air heat/central air conditioning
- Central vacuum
- Master stone/stucco exterior
- Landscaped grounds with courtyard and fountain
- Two-car garage with two additional spaces outside
- Snow removal, outside maintenance, trash removal
- Majestic slate roof with copper snow guards
- Cornice work is eight-piece crown molding on soffits
- Kolbe & Kolbe simulated divided-light windows
- Working wood shutters with wrought-iron hardware
- Eight-foot solid wood entry door
- Style and materials all approved by New Hope's Historical Architectural Review Board
- Cobblestone entrance
- Wrought-iron fencing
- Paneled elevator with telephone servicing all four floors
- 400 AMP system, security system, whole-house audio, structure cable throughout unit
- Delaware Canal frontage
- Public water and sewer
- New Hope/Solebury School District

New Street  
New Hope, Pennsylvania  
Kurfiss.com/4914067



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**Sotheby's**  
INTERNATIONAL REALTY

Offered at \$1,475,000

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**NEW CANAL VILLAGE**

NEW HOPE, PENNSYLVANIA

Kurfiss

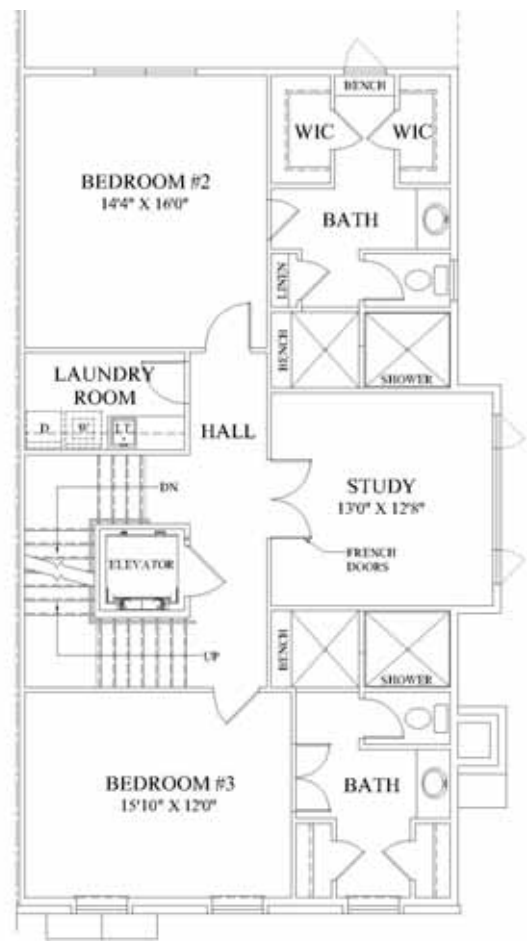
**Sotheby's**

INTERNATIONAL REALTY



**FIRST FLOOR**

- 5" white oak floors • 10' ceilings
- 8" baseboards • Custom-made, hand-tooled kitchen cabinets • Crown molding in living room and dining room • Wolf range/oven
- SubZero refrigerator/prep drawers • Fisher & Paykel dishwasher drawers • Granite countertops
- Bluestone with wrought-iron balcony • Powder room with ornate vanities • Elevator access
- Fireplace in living room

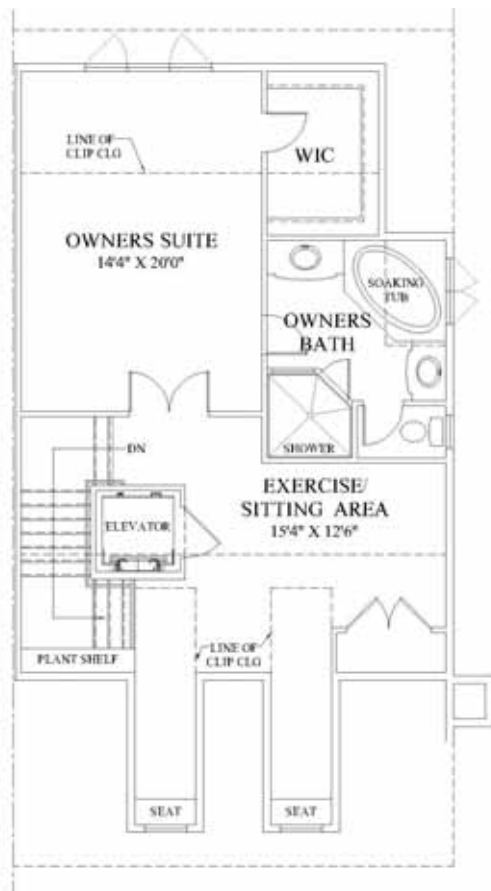


**SECOND FLOOR**

- Two master suites • Study • Two full baths
- 5" white oak floors • 8" baseboards
- Crown molding in bedrooms and study
- 9' ceilings • 8' solid wood doors
- Two dressing areas
- Upgraded plumbing fixtures
- Elevator access
- Laundry room with Fisher & Paykel washer and dryer

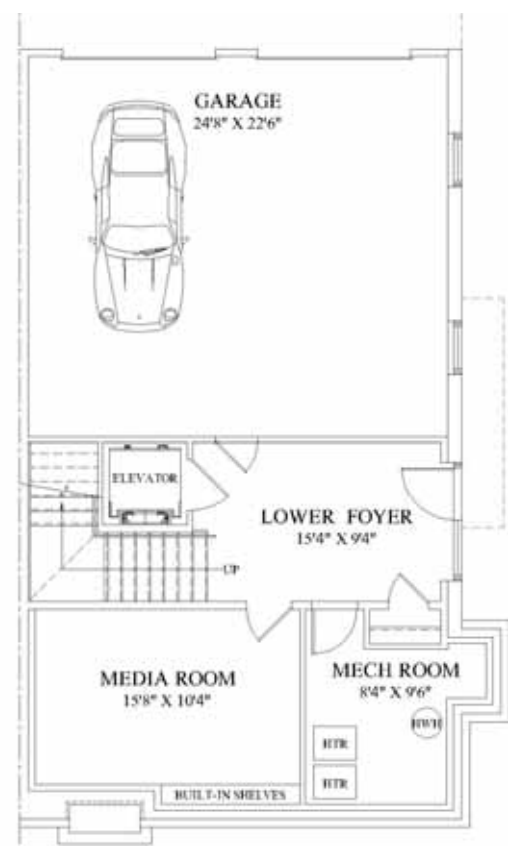
New Hope Borough is one of the most desirable locations in Bucks County, and four new custom townhouses are being built by D'Alessio Construction in the heart of town. The exterior will be constructed with master stone and stucco work, majestic slate roofs, copper snow guards, and working wood shutters with wrought-iron hardware. The homes will be complemented with exquisitely de-

signed gardens and a central courtyard with a fountain. All exterior work has been reviewed and approved by New Hope's Historical Architectural Review Board. The interior will include four floors consisting of 4,100 square feet of custom craftsmanship using only the best materials. Delivery is scheduled for January 2008 and will be sold exclusively through Kurfiss Sotheby's International Realty.



**THIRD FLOOR**

- Owner's suite • Full bath with stone
- Walk-in closet with dressing area
- 5" white oak floors • 8" baseboards
- Sitting room/bonus room/workout room
- Elevator access • 9' ceilings



**GROUND LEVEL**

- Two-car garage
- Ceramic tile entry foyer
- Courtyard
- Mechanical room
- 9' ceilings