

\$800,000 - 827 Hulmeville Rd, Langhorne

MLS® #PABU2109562

\$800,000

6 Bedroom, 3.50 Bathroom, 2,832 sqft

Residential on 0.36 Acres

HIGHLAND PINES, Langhorne, PA

An incredibly rare opportunity—this custom-built, carpenter-owned home is unlike anything else on the market and delivers craftsmanship you simply cannot find today. From the moment you step into the grand

foyer with its see-through fireplace, you™ll know you™re standing in a one-of-a-kind property. Dramatic

ceilings, custom finishes in every room, and a layout designed for both luxury and functionality make this

home stand out in every way.

A set of double doors leads to a spacious office with a full Jack-and-Jill bath that connects to a second flex

room—perfect for a guest suite, additional bedroom, or creative space. The dining area flows out through

French doors to a stamped concrete patio ideal for gatherings.

The kitchen is built to impress: approx. 35 sq ft of black granite counters, maple cabinetry, ornate tray

ceiling, pendant lighting, black Kenmore appliances, custom tile floors, and two undermount sinks. The

massive center island offers about 15 feet of seating and opens directly into the showstopping Great

Room, featuring 15-ft cathedral ceilings, floor-to-ceiling windows, a built-in desk, and a unique peek-a-boo

loft—an architectural moment you won™t



forget. A stylish half bath completes the main level.

Upstairs, the main suite spans the entire depth of the home and feels more like a private luxury retreat.

Vaulted ceilings, a jetted tub, built-in media area with future fireplace option, and a full sitting room (or 6th bedroom) add unmatched versatility. The spa-style bath features a 6x6 shower room, private toilet with bidet, and French doors prepped for your future deck. The dressing room includes a washer/dryer and hidden wall safe. Every secondary bedroom also features vaulted ceilings and custom details, served by a full hall bath.

But the true icing on the cake: the 2,200 sq ft detached garage, a dream for business owners, car enthusiasts, contractors, or anyone needing serious space. Three deep bays (room for up to four vehicles), separate heat, its own electrical panel, and 10-ft clearance in two bays. The second level includes a half bath and is currently set up as a game room. Spaces like this simply don't exist in typical residential properties.

Additional features include Bruce hardwood floors, bullnose corners, recessed lighting, climate-controlled attic, washer/dryer hookups in both the basement and dressing room, Christmas light package, Instahot hot water with 50-gallon reserve (or option for Lennox 85-gallon tank), Certanteed windows, and a Lennox HVAC system still under full warranty. The side yard is approx. 40x150 on a .36-acre lot. Homes with this level of craftsmanship, space, and functionality almost never hit the

market”especially
with a garage setup like this. Don’t miss
your chance to own a property that truly
stands alone.

Built in 2001

Essential Information

MLS® #	PABU2109562
Price	\$800,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,832
Acres	0.36
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Other
Status	Coming Soon

Community Information

Address	827 Hulmeville Rd
Area	Middletown Twp (10122)
Subdivision	HIGHLAND PINES
City	Langhorne
County	BUCKS-PA
State	PA
Municipality	MIDDLETOWN TWP
Zip Code	19047

Amenities

# of Garages	3
Garages	Other

Interior

Heating	Central
Cooling	Central A/C

Has Basement	Yes
Basement	Unfinished
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame
Foundation	Concrete Perimeter

School Information

District	NESHAMINY
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Additional Information

Date Listed	November 14th, 2025
Zoning	R2

Listing Details

Listing Office	The Greene Realty Group
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Listing information last updated on November 17th, 2025 at 2:15am EST