

\$1,550,000 - 254 Nelson Dr, Ambler

MLS® #PAMC2160954

\$1,550,000

3 Bedroom, 4.00 Bathroom, 4,728 sqft

Residential on 0.23 Acres

REGENCY AT WATERSIDE, Ambler, PA

Better than new! This exceptional, luxuriously enhanced Union Series Casey Model in the desirable Regency at Waterside 55+ community offers an unparalleled blend of luxury, comfort, and convenience. Just two years young and enhanced with extensive upgrades, this home is truly move-in ready and showcases an elevated level of craftsmanship and thoughtful design throughout.

Set on a premium corner lot with serene meadow and lake views, this residence enjoys a peaceful setting with no homes directly behind and added green space beside.

Perfectly positioned across from the community amenities - clubhouse, pools, fitness center, pickleball courts, and mailboxes, it offers effortless access to the vibrant lifestyle Regency at Waterside is known for.

Inside, a wonderful open floor plan welcomes you with light-filled, well-thought-out spaces. The extended gourmet kitchen is a chef's dream, featuring custom cabinetry, floor-to-ceiling finishes with crown molding, Gaggenau steam and wall ovens, Bosch French door refrigerator, built-in microwave, wine refrigerator, and pot filler—all centered around a spacious island perfect for gatherings.

The primary suite is a private retreat, enhanced with a supersized custom closet and a luxury bath with after-market bidet and spa finishes. Upstairs, a generous loft with guest suite and full bath offers flexible living or hobby



space. The finished walk-out lower level is a showstopper featuring a movie theater area, fitness zone, infrared sauna, modern full bath, and ample storage including a dedicated luggage room.

Outdoor living shines here, too, with an extended composite deck, custom hardscape patio, gas lines for grill, fire pit, and heaters, and professionally landscaped surroundings thatâ€™s perfect for entertaining or simply enjoying peaceful evenings outdoors. There is so much to love about this home, and it could be yours! Showings start with the Open House Sunday 11/16.

Built in 2023

Essential Information

MLS® #	PAMC2160954
Price	\$1,550,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	4,728
Acres	0.23
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Contemporary, Farmhouse/National Folk, Transitional
Status	Active

Community Information

Address	254 Nelson Dr
Area	Horsham Twp (10636)
Subdivision	REGENCY AT WATERSIDE
City	Ambler
County	MONTGOMERY-PA
State	PA
Municipality	HORSHAM TWP
Zip Code	19002

Senior Community Yes

Amenities

Amenities	Built-Ins, Entry Lvl BR, Recessed Lighting, Walk-in Closet(s), Water Treat System
Utilities	Cable TV
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
Has Pool	Yes
HOA Amenities	Bike Trail, Billiard Room, Club House, Common Grounds, Community Ctr, Dog Park, Exercise Room, Fitness Center, Game Room, Gated Community, Jog/walk Path, Pool-Indoor, Pool-Outdoor, Putting Green, Rec Center, Swimming Pool

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Oven-Wall, Range hood, Refrigerator, Washer
Heating	Forced Air, Zoned
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Interior Access, Outside Entrance, Walkout Level
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Stone
Exterior Features	Exterior Lighting, Deck(s), Patio
Foundation	Slab

School Information

District	HATBORO-HORSHAM
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Additional Information

Date Listed	November 16th, 2025
Days on Market	2
Zoning	1101; RES

Listing Details



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Listing information last updated on November 17th, 2025 at 7:30pm EST