

Merion Heights Townhomes

BRIDGEPORT, PA 19405



COMING SOON

Our new home community, Merion Heights, is nestled between Norristown and King of Prussia in the town of Bridgeport. Whether you've lived here your whole life or you're new to the area, you're bound to feel like you're in the right place. Bridgeport is in the heart of Montgomery County, along the Schuylkill River. This area offers a walkable downtown, hosting many community events throughout the year! Nearby, you can find 4 parks that have playing fields for softball, soccer, and football, a running/walking track, picnic facilities, tennis, basketball and bocce courts, a kayak launch, 22-mile long paved biking trail through the town, and an open air market—it's truly an outdoor enthusiast's perfect fit. When you're ready for a bite to eat, there will be plenty of options to satisfy your cravings. From Bridgeport Rib House to Taphouse 23, the abundance of family-owned restaurants you can support will make your meal all the more enjoyable. These townhomes are accessible by road and rails, close to routes 23 and 202, and sits just minutes away from I-76, 276, 476, and 422! If you commute, you'll have an easy time finding your way to work. The Lilac floorplan offered in this community boasts a spacious 1,900+ sq. ft., 3 bedrooms, and 3.5 baths with full finished basement with full bath in all units. There are plenty of windows in these townhomes that will pour in gorgeous natural light and enough closet space and cabinetry to help you an.....[Read More Online](#)

COMMUNITY INFO

Bridgeport, PA 19405

COMING SOON!

QUESTIONS?

helloosc@berkshomes.com



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Around the Area

SCHOOLS

School District: Upper Merion

Elementary School: Bridgeport Elementary

Middle School: Upper Merion

High School: Upper Merion

SHOPPING & DINING

Taphouse 23

Bridgeport Family Restaurant

Bridgeport Rib House

RECREATION & LEISURE

Upper Merion Community Center

Upper Merion Public Pool

Schuylkill River West Trail

Heuser Park

King of Prussia Mall

LOCAL INFO

Bridgeport Police Department

Bridgeport Fire Department

Children's Hospital of Philadelphia

King of Prussia Suburban Community Hospital



Merion Heights

INCLUDED FEATURES

Southeast Region Innovation Series

KITCHEN FEATURES

- Merillat® Birch Cabinetry (Level 1) w/ Choice of Cabinet Color
- Decorative Cabinet Hardware
- Spacious Kitchen Designs
- Laminate Counters in Variety of Color Options
- Chrome Moen® Faucet with Stainless Steel Sink
- Moen® Garbage Disposal
- Black GE® Appliance Package (Level 1) including Electric Range w/ Ceramic Glass Top, Built-In Dishwasher and Microwave-Hood
- Water Line for Future Ice Maker
- Kitchen Ceiling Light w/ Recessed Light above Sink

BATH FEATURES

- Pedestal Sink in Powder Room
- Merillat® Birch Vanity Cabinet (Level 1) in Full Bathrooms for Extra Storage
- Virginia Marble® Cultured Marble Vanity Top and Integrated Sink for Easy Cleaning
- Moen® Single Lever Chrome Faucets and Bath Accessories - Towel Ring, Toilet Paper Holders, Towel Bars and Shower Curtain Rods (Per Plans)
- Exhaust Fan/Light Combination in Full Baths and Exhaust Fan Only in Half Baths - Vented to Exterior
- Oasis® One-Piece Fiberglass Tubs/Showers for Easy Maintenance
- Vanity Mirrors in All Bathrooms

INTERIOR HIGHLIGHTS

- Decorative Interior Doors w/ Schlage® Stratus Interior Door Knobs/Hinges/Door Stops in Satin Nickel
- Window Sills w/ Apron Trim and Drywall Returns at Windows
- 8' Ceilings include 3 1/4" Colonial Baseboard Trim and 2 1/4" Colonial Casing
- Sherwin Williams® Princeton White Paint - Semi-Gloss Finish for Trim and Flat Finish for Ceilings and Walls
- Rubbermaid® Ventilated Shelving in Closets, Pantry and Laundry (Per Plans)
- Oak Handrails at Stairs in Finished Areas w/ Choice of Minwax® Stain Color
- Brushed Nickel Sea Gull Lighting® Interior Lighting Package with Chrome Vanity Lights
- Tarkett® Vinyl Flooring (Level 1) in Foyer, Kitchen, Breakfast Area, Laundry and All Bathrooms
- Wall-to-Wall Mohawk® Carpeting (Level 1) w/ 6 lb. Carpet Pad throughout rest of Home

BERKS HOMES ADVANTAGE

- Incentive Offered for Using Preferred Lender and Title Company
- Experienced Selection Gallery Consultants to Help Personalize Your New Home
- Ten Year Transferable PWSC Home Warranty
- Pre-Drywall Meeting
- Pre-Settlement Orientation Meeting
- 3-Month Quality Check Follow Up
- 11-Month Quality Check Follow Up

UTILITIES & CONVENIENCES

- Public Water and Sewer
- Natural Gas Readily Available
- Central Air Conditioning
- Lennox® High Efficiency Natural Gas Heating System w/ Centralized Air Return
- Seven Day Programmable Thermostat
- 50 Gallon Electric Water Heater
- 200 Amp Electric Service w/ 40 Circuit Panel
- Ground Fault Circuit Interrupter Protection (GFCI) in Kitchen and Baths
- Three Outlet Locations for Cable or Phone Jacks
- Ceiling Light in Family Room, Loft and All Bedrooms (Per Plans)
- Kidde® Smoke Detectors w/ Battery Backup on All Levels and in Each Bedroom
- Kidde® Carbon Monoxide Detector w/ Battery Backup on Bedroom Level
- Fire Suppression System
- Prewire for Future Garage Door Opener
- LED Lighting Package for Increased Energy Efficiency and Consumer Savings

EXTERIOR HIGHLIGHTS

- Stone Accents on Front Elevation (Per Plans)
- Straight Lap Mastic® Vinyl Siding w/ Shake and Board & Batten Accents (Per Plans)
- Decorative Shutters and Window Headers (Per Plans)
- Aluminum Gutters (Seamless), Downspouts and Fascia
- Schlage® Plymouth Knob w/ Deadbolt in at Front Door
- Tamko® Architectural Fiberglass Shingles
- Two Car Garage (Per Plans)
- Concrete Walkway from Driveway to Front Door
- Two Frost Free Hose Bibs
- Two Weatherproof Exterior Electrical Outlets
- Professional Landscape Package featuring Graded and Seeded Yard and Front Mulch Bed w/ Shrubbery
- Sea Gull Lighting® Exterior Lighting Package
- Pressure Treated Deck w/ Vinyl Railing and Privacy Fence (Per Plans)

OUTSTANDING CONSTRUCTION

- Poured Concrete Foundation w/ Steel Reinforcement as needed
- Pressure Treated Sill Plate
- Moisture Resistant 3/4" Tongue and Groove Subfloor
- R-19 Fiberglass Wall Insulation w/ Kraft Backing (Per Plans)
- Conditioned Basements w/ R-11 Insulation on Foundation Walls (Per Plans)
- R-44 Ceiling/Attic Insulation
- House Wrap w/ Vapor Barrier Protection
- Air Seal Package
- Sealed Central Air Return Ductwork
- Simonton® Single-Hung, Double-Glazed, Low "E" Windows w/ Grilles between Glass and Half Screen
- Therma-Tru® Smooth Fiberglass Front Door
- Therma-Tru® Steel Fire-Rated House-to-Garage Door
- Clopay® Insulated Garage Door
- Drywalled Walls and Ceiling in Garage
- Passive Radon System

**BERKS
HOMES**

since 1973

Specifications are offered subject to errors and omissions and the builder reserves the right to change said specifications w/out prior notice. Builder also reserves the right to substitute brands and materials of equal quality, if deemed necessary.

484.772.2693
berkshomes.com

All information is deemed to be accurate and is subject to change without notice. REV 8.31.22