

\$1,349,000 - 146 Merion Ave, Narberth

MLS® #PAMC2161750

\$1,349,000

4 Bedroom, 4.00 Bathroom, 3,440 sqft

Residential on 0.06 Acres

NARBERTH, Narberth, PA

Two Newly Built Twins in Narberth Borough
“ All New, Walkable, Move-In Ready

Please note - photos are from 142 which has been staged.

142 and 146 Merion Avenue present a rare opportunity to own brand-new construction in the heart of Narberth, crafted by Craft Custom Homes as part of a thoughtfully planned five-residence project. Once the site of a single home on a large parcel, the property has been reimagined to include two striking twins, two single cottages (one already sold), and the original home, relocated on the parcel and currently undergoing renovation. Backed by more than 20 years of experience, Craft’s multi-generational team is known for delivering exceptional quality and design from concept to completion.

Set on a quiet, tree-lined, walkable street with sidewalks, the neighborhood is vibrant, with many homes undergoing stylish renovations and improvements. 142 and 146 Merion Ave’s curb appeal is undeniable, with landscaped grounds, crisp white siding, and a welcoming covered front porch—perfect for morning coffee or simply enjoying the activity of the block.

Each home offers 3,440 finished square feet across four levels (2,521 sq. ft. above grade + 919 sq. ft. lower level), with 4 bedrooms, 3 full baths, and 2 half baths. The interiors are entirely new, showcasing light oak hardwood



flooring, sophisticated fixtures, and a bright, thoughtfully designed floor plan that blends modern comfort with timeless style.

The main level is designed for both entertaining and everyday living. From the covered front porch entry, light white oak hardwood floors flow through the expansive family room, the dining room with a triple window, and the sunlit gourmet kitchen. The kitchen features white and light wood cabinetry, a quartz center island with seating for four, tile backsplash, and premium stainless-steel appliances from Kieffers, including a GE 30" Smart Range, wall-mounted hood, and 24" dishwasher. A nearby walk-in pantry and stylish powder room add convenience, while a door off the kitchen opens to the rear patio—ideal for grilling or dining outside. Beautiful, modern light fixtures throughout the home provide a refined finishing touch to this level.

The second floor features a primary suite highlighted by a large bay window and two generous closets, including a walk-in. The luxurious en-suite bath offers a double sink vanity, wide-format tile flooring, a spacious glass-enclosed shower with striking tile work, and a separate water closet. Bedroom 2 is also on this level and includes its own stylish full bath with shower/tub and walk-in closet. A conveniently placed laundry room, along with a large hall closet, adds everyday function.

The third floor includes two additional bedrooms, one featuring a charming window seat, along with a full hall bath with tub/shower. The third level also offers a large open room with windows and a desk area—an ideal setting for a home office or study nook.

The finished lower level adds incredible versatility, featuring a spacious bonus room, a powder room, and plenty of room for media, play, fitness, or hobbies.

Lifestyle and location are second to none. Just

0.3 miles from the Narberth train station, residents enjoy direct service into Center City. Whole Foods, the beloved Narberth Theater, caf  s, boutiques, and everyday conveniences are all within walking distance. Nearby communities  including Bala Cynwyd, Ardmore, Merion, and Bryn Mawr  offer premier dining, shopping, and cultural amenities. Parks such as Merion Botanical Park, Sabine Park, and Narberth Playground provide green space and recreation, while local traditions like the July 4th fireworks and the seasonal farmer's market foster a true small-town feel. Situated in the award-winning Lower Merion School District, these homes deliver the rare combination of new construction, refined finishes, and a highly walkable location in one of the Main Line  TM's most desirable boroughs.

Built in 2025

Essential Information

MLS�� #	PAMC2161750
Price	\$1,349,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,440
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Twin/Semi-Detached
Style	Traditional
Status	Active

Community Information

Address	146 Merion Ave
Area	Narberth Boro (10612)

Subdivision	NARBERTH
City	Narberth
County	MONTGOMERY-PA
State	PA
Municipality	NARBERTH BORO
Zip Code	19072

Amenities

Amenities	Wood Floors, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s)
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Interior

Interior Features	Floor Plan-Traditional
Appliances	Energy Star Appliances, Stainless Steel Appliances
Heating	Heat Pump - Electric BackUp
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished, Sump Pump
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Exterior Features	Sidewalks, Street Lights, Porch(es)
Roof	Asphalt, Shingle
Foundation	Concrete Perimeter

School Information

District	LOWER MERION
Elementary	MERION
Middle	BALA CYNWYD
High	LOWER MERION

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	RESIDENTIAL

Listing Details



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Listing information last updated on November 15th, 2025 at 7:00am EST