

AUCTION

November 14

Previously \$28,000,000
Now Only \$12,900,000

100 Maple Hill Road
Gladwyne, PA

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The Estate at Maple Hill is a modern Gothic Revival ideally located at the end of a private lane in Gladwyne, PA. Situated on 32 secluded acres of rolling hills, the property features an exquisite 12,000+ square-foot mansion boasting a classic stone exterior with limestone accents, a multicolored slate roof, and multiple terraces that offer sweeping views of the property's gardens and numerous ATV trails. Built in 2011, the estate blends the exterior of a classic Main Line mansion with a modern interior, complete with a generous suite of resort-like amenities. The current owners purchased the land in 2006 and spent 3 years custom building a magnificent mansion with architect Peter Zimmerman and Cherokee Construction. Only one family has lived in the home since its completion.



Welcome Home

The 12,704 square-foot mansion has 6 bedrooms, 6 full bathrooms, 3 half bathrooms, an attached 4-car garage and an elevator that services each floor. A perimeter of mature flowering and evergreen trees ensures that the estate has total privacy. There is an additional detached 3-car garage with an apartment above that could be used for staff, guests, or extended family. Enjoy the tennis court or basketball hoops, fully-equipped with lights for night play, on the northeast corner of the property. The home's first floor features a gracious entrance foyer with a chandelier, detailed plaster work, inlaid stone floors, crown moulding, and arched doorways that continue throughout the house. Adjacent to the foyer is the Art Deco-inspired, wood-paneled office, and a generously-sized living room with access to a covered porch and patio—perfect for an intimate gathering or large party. Down the bright hallway lined with French doors is a dining room that can seat 10-12 guests comfortably. The informal, step-down family room and dining room share an adjacent wet bar made of onyx and wood with tiered illumination. The eat-in kitchen, featuring top-of-the-line appliances, is finished with polished woodwork and large, stone countertops and has an extra large range and double oven.











Bedrooms	6
Bathrooms	6 full, 3 half
Living Area	12,704 sq ft (approx.)
Lower Level	5,466 additional sq ft (approx.) Full, finished, walk-out
Lot Size	32.04 acres (approx.)
Type	Gothic Revival
Year Built	2011
Garage	7-car
Taxes	\$107,635 (2018, approx.)
Fireplaces	5
Extras	Indoor pool adjacent to gym Geothermal heat & air Guest apartment Movie theater with stadium seating Wine cellar & tasting room ...and much more

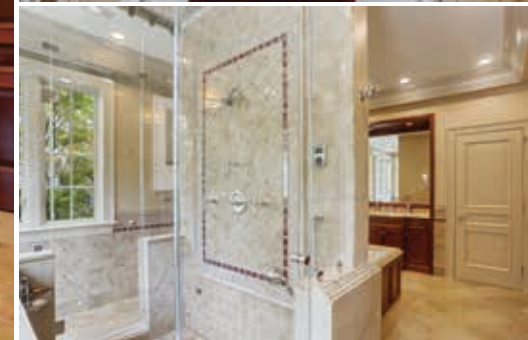
Development Cost \$35 Million



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The second floor features an enormous master suite, which is comprised of a grand bedroom with fireplace, large his-and-her dressing rooms, separate sitting room, and a spacious master bath with standing shower and soaking tub. There are 5 additional bedrooms, each with en-suite bathrooms. There is an additional 'homework' room that could be used as another bedroom or office.

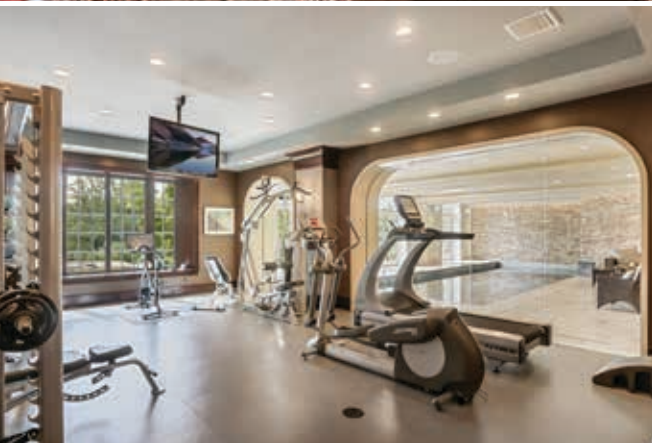






Play

The lower level includes many fabulous amenities, including large game room with wet bar, screening-quality theater with stadium seating, and a wine cellar with an adjacent wine tasting area. There is a professional-quality gym with glass doors that overlook an indoor lap pool and lounge area. The pool is surrounded by French doors leading to a terrace with a hot tub overlooking the gardens and lawn.

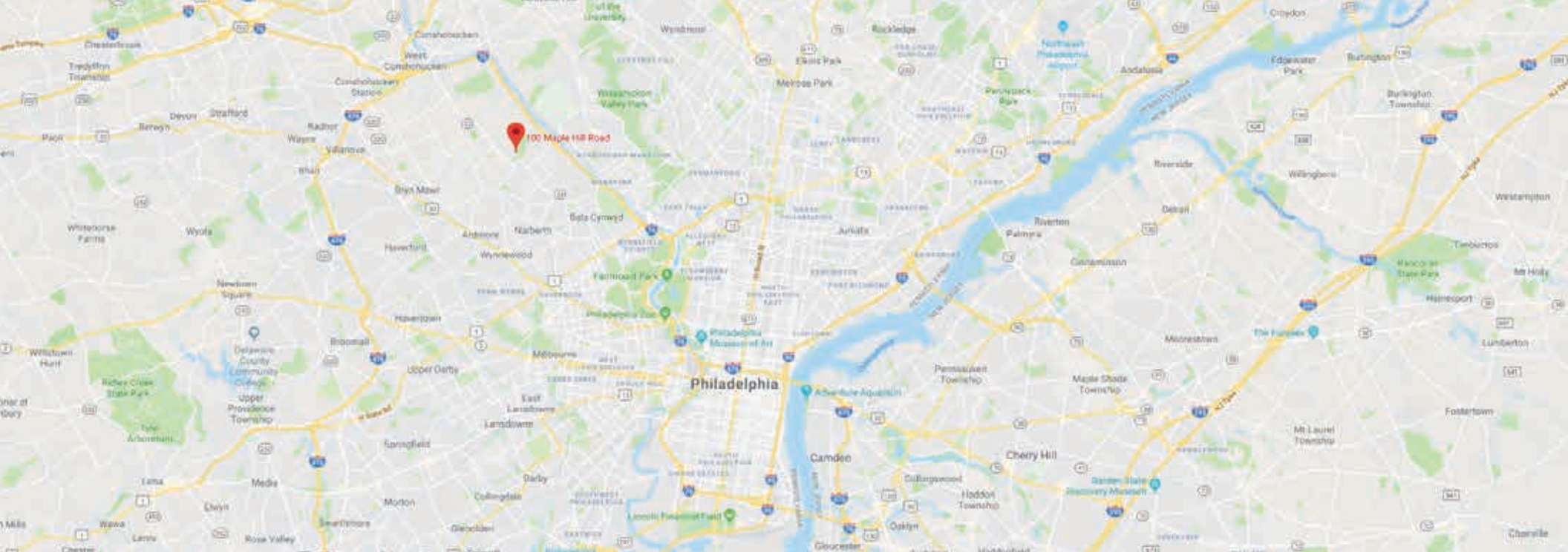






Explore

- Tennis court with lights for night play
- Basketball hoops
- ATV trails
- Sweeping terraces, multiple stone patios
- Fire pit
- Outdoor Jacuzzi hot tub
- Additional 18th century house
- Restored 19th century spring house
- Stone fountain



Gladwyne is an affluent village in Montgomery County, Pennsylvania along the historic Philadelphia Main Line only **12 miles from downtown Philadelphia** and 10 miles from King of Prussia. In 2018, Gladwyne was ranked the **6th richest ZIP code in the country** in a study by *Bloomberg BusinessWeek*. Gladwyne has been proactive about preservation of land through many generous land donations and its characteristic late 19th/early 20th century architecture. The Gladwyne Historic District, known as “Merion Square” was added to the National Register of Historic Places in 1980. Gladwyne maintains a mixture of farm, colonial town, and architecturally significant housing because of its dedication to preservation.

HOW TO PARTICIPATE

- 1. Submit Completed Registration Form to Access Due Diligence Information (visit prusa.com for Registration Form).** After returning the completed form, you will be emailed access to the Due Diligence Information, which includes Interior Photos, Tax Parcel Map, Survey, Floor Plans, and more.
- 2. Tour Property.** Please call 212.867.3333 or email info@prusa.com to arrange a private tour.
- 3. SUBMIT WRITTEN BID BY DEADLINE: 4PM THURSDAY, NOVEMBER 14.** You must submit (a) a written bid and (b) 10% deposit (by bank check or wire) by the bid deadline (4pm on November 14). Instructions are included in the Due Diligence Information.

Buyer's premium 5%. Property subject to prior sale. Submit bid at any time. Broker participation invited.



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