

81 NEW STREET

A new chapter in the heart of New Hope.



PROPOSED DESIGN ON THE EXISTING FOOTPRINT | IMPROVEMENTS NOT YET BUILT
PLANS & PERMITS APPROVED | READY TO BUILD

\$2,300,000

A quiet street. An extraordinary address.



Tucked along a residential side street in historic downtown New Hope, 81 New Street places fine dining, entertainment and shopping just steps from home. Here, a quieter setting meets the energy of borough life.

An existing home occupies the property. The renderings show a new design a buyer can build on the existing footprint. None of the improvements depicted have been completed.

The next chapter is yours to build. All plans and permits are complete and approved, offering a clear starting point for bringing the proposed design to life.

Discover the address.

Arrange a private property visit with
B&B.;

Stay a little longer.



An evening at home, beautifully imagined.

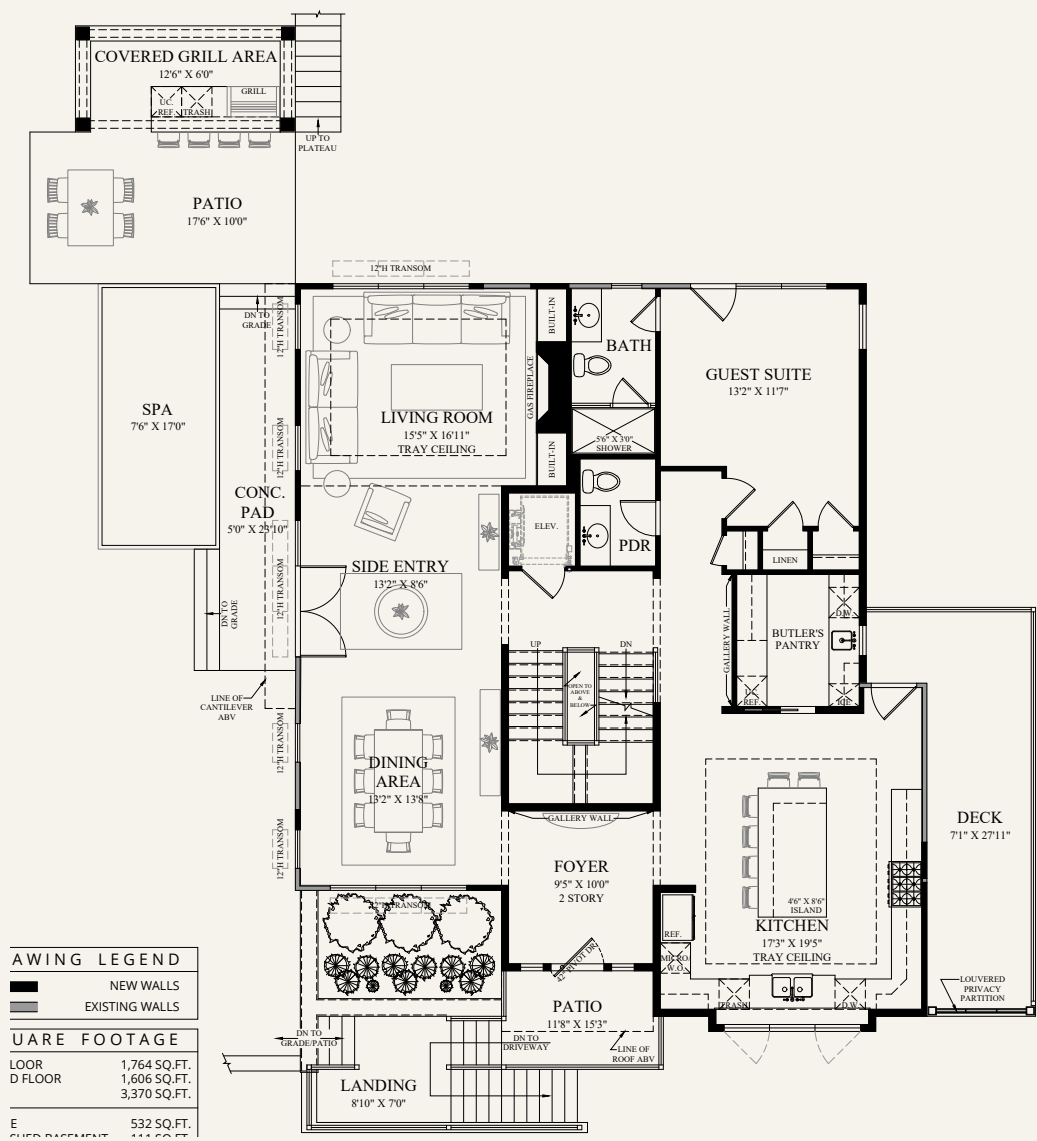
The proposed outdoor setting brings together a spa, patios and a covered grill area. Picture a leisurely dinner, a final conversation beneath the pergola, and the pleasure of returning to your own private retreat.

Explore the possibilities.
Request the plans and schedule
your private introduction.

Proposed design by Luce Architects on the existing footprint. All depicted improvements remain unbuilt.

The art of gathering.

FIRST FLOOR | 1,764 SQ. FT. | 10-FOOT CEILINGS

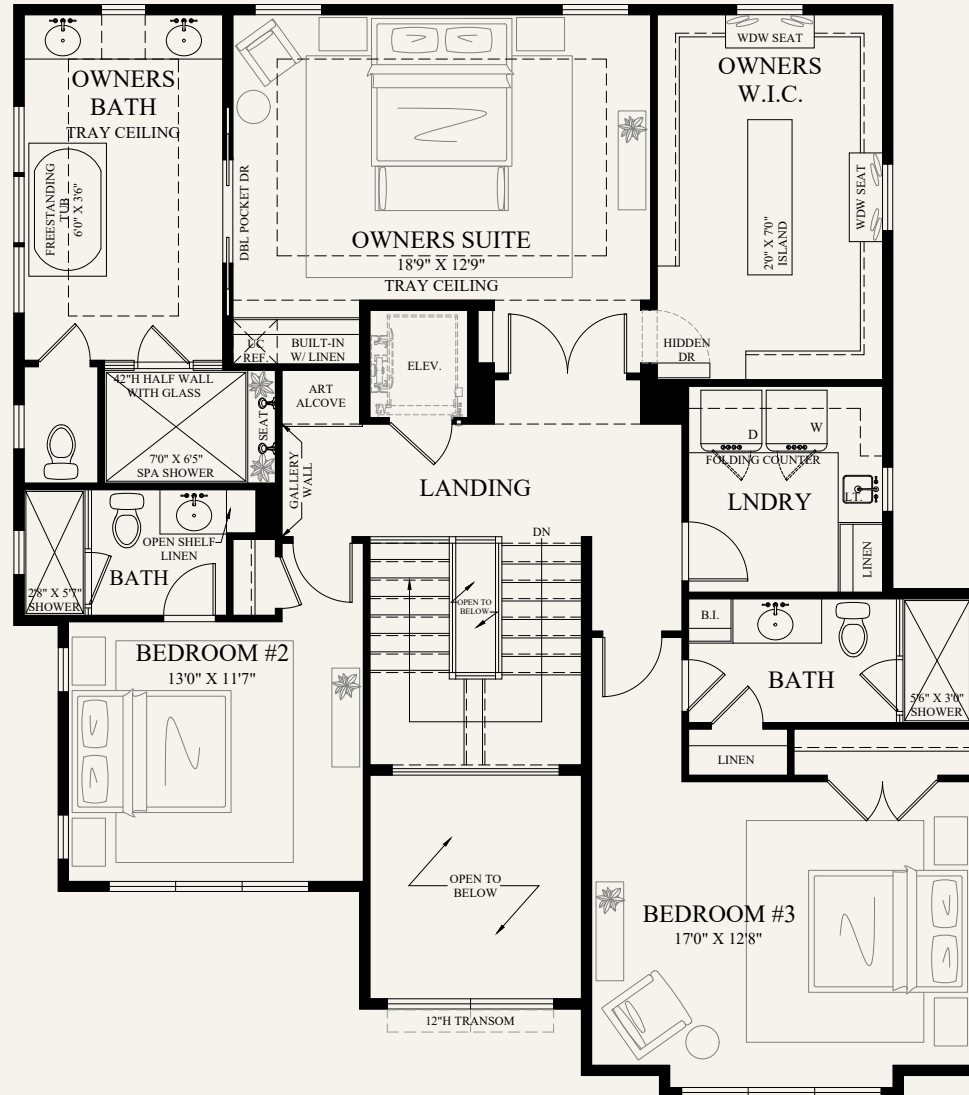


A generous kitchen and island anchor daily life, with a butler's pantry, dining area and living room nearby. A first-floor guest suite and elevator add thoughtful flexibility.

Imagine the way you live. Ask B&B; for a guided review of the proposed layout.

A private world upstairs.

SECOND FLOOR | 1,606 SQ. FT. | 9-FOOT CEILINGS

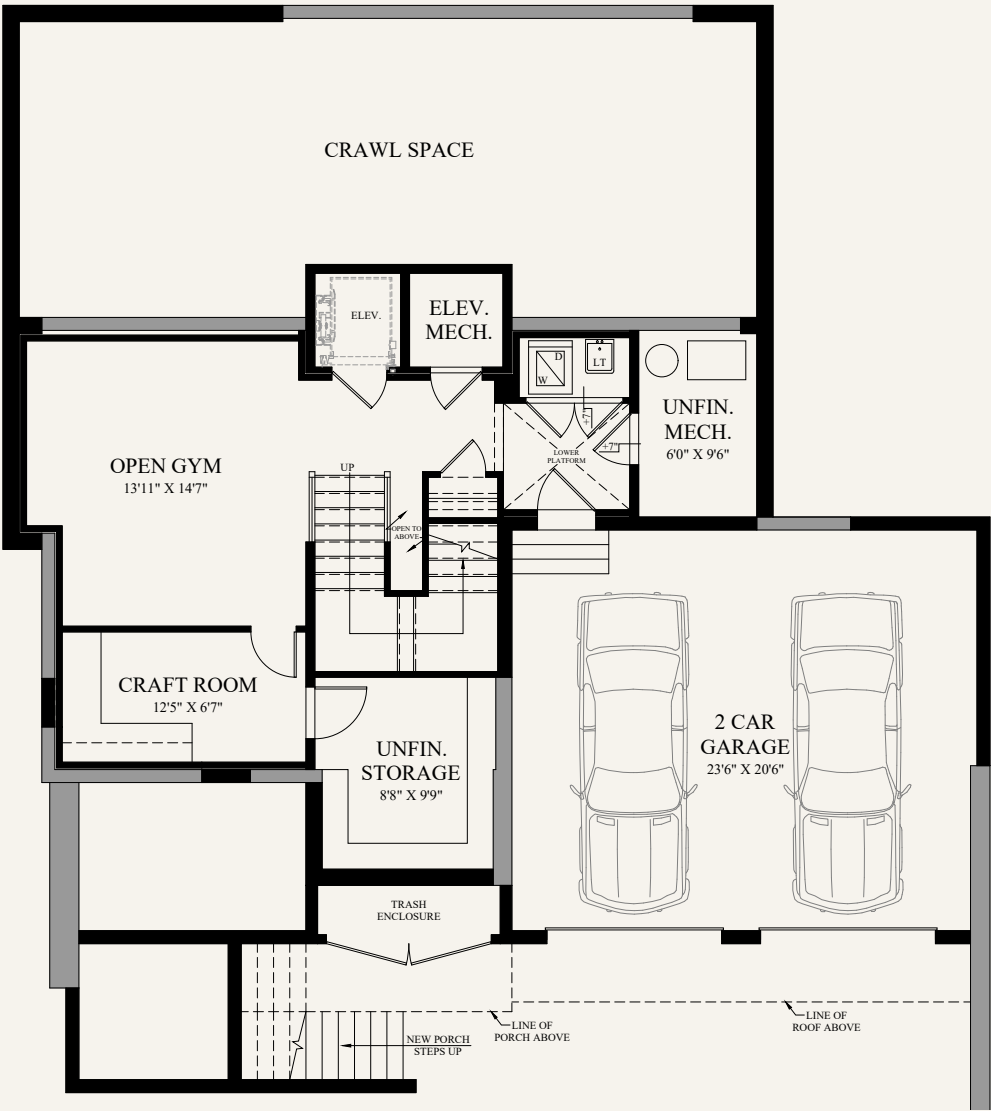


The proposed owner's suite includes a walk-in closet, freestanding tub and spa shower. Two additional bedrooms, separate baths and an upstairs laundry complete the level.

Make room for your next chapter.
Explore the suite and bedroom plans with B&B.;

Room for more.

LOWER LEVEL | 668 FINISHED SQ. FT. | 532 SQ. FT. GARAGE



The lower-level plan includes an open gym, craft room, storage and mechanical areas, with elevator access and an integrated two-car garage.

See the full picture.
Request a private
consultation and review all
three levels.

Luce Architects | Plans revised October 17, 2025 | Dimensions and layout are conceptual.

A vision. An address. A beginning.

THE OFFERING	\$2,300,000
THE LOCATION	81 New Street, New Hope Borough, Pennsylvania
THE STATUS	All plans and permits complete and approved. Ready to build.
THE PROPOSED HOME	4 bedrooms 4 full baths 1 powder room
THE PLANNED SPACE	3,370 sq. ft. across the first and second floors
THE LOWER LEVEL	668 sq. ft. finished 532 sq. ft. two-car garage
THE PROPERTY	Existing home; proposed design on the existing footprint

All renderings and plan features describe the proposed design. None of the depicted improvements have been completed. Contact B&B; to review the approved plans and the offering details.

B&B

LUXURY PROPERTIES

Your next chapter begins in New Hope.

Request a private visit and the complete property details.

215.436.9772

bandbluxuryproperties.com

81 NEW STREET | \$2,300,000

Architectural plans and conceptual renderings: Luce Architects. Copyright 2025, all rights reserved. Source plans revised October 17, 2025; exterior concepts revised November 6, 2025. An existing home is on the property. Renderings and floor plans show a proposed new design on the existing footprint; none of the depicted improvements have been completed. All plans and permits are complete and approved, as supplied by the seller. Details and dimensions may vary from final architectural plans, builder field changes and site conditions. Request the approved documents and confirmation of the price inclusions from B&B; Luxury Properties.