

HOME FOR SALE BY OWNER

1177 Cider Press Lane, Quakertown, PA 18951-5511

PRICE REDUCED!

Type: Single family home
County/Township: Bucks/Haycock
School District: Quakertown Community
Website: geocities.com/laketowhee
Price: \$315,000



Front of the house



Loop trail through our woods



Creek near far end of the property.

SUMMARY DESCRIPTION

A comfortable Cape Code on **three wooded acres, with creek** and wildlife pond, provides a rustic retreat in Upper Bucks County, minutes from Lakes Towhee and Nockamixon.

Terraced woodland steps lead visitors to the front door where a slate entryway welcomes you to a bright living room with hardwood floors and large, south-facing windows that give open views of the wooded front yard.

The spacious country kitchen is well appointed with open display shelves and cabinets. The dining area has access to a broad deck through a glass sliding door which affords views of the woods and fenced backyard, landscaped with a pond, native plants (selected to attract birds and butterflies), raised beds, mulched paths, and terraces that blend into the woodland.

Two first floor bedrooms have windows overlooking front / back yards.

Upstairs, a comfortable master bedroom and additional bedroom offer south and west tree top views and gabled space with hardwood floors.

The basement has a sound-proofed 'music' room, with plenty of storage, a workshop, and laundry hook-ups, with easy access to the backyard through a Bilco door.

House and property well cared for by current owners who have also added many improvements and upgrades.

ARCHITECTURE

Design/Style: Cape Cod
Year Built: 1988
Finished Sq. Ft: 1549 sq ft
Roofing: 30-year architectural asphalt shingle (new 2007)
Windows: Thermopane double-hung
Deck: Wood with railing
Shed: Wood with shingle roof

INTERIOR

Bedrooms: 4
Bathrooms: 2
Full basement

PROPERTY

Total Acres: 3 acres

UTILITIES

Heat: Oil / hotwater / two zones, baseboard radiators throughout (2006 total 530 gals)
Electric: 200 amp, supplied by PPL (2006 total \$622; av \$52 pm)
Water: Well (new pump 2005), at edge of the woods northwest of house
Septic: Inground septic system, east side of house
Hot Water: Summer/winter hookup

NEIGHBORHOOD/LOCATION

Cider Press is a **quiet country lane**, stretching a mile between Bethlehem and Creamery Roads. A few helpful and non-intrusive neighbors include an architect, a sculptor, and a writer. No houses overlook our property

Nearby recreational facilities include: Lake Towhee County Park (<1 mi), Nockamixon State Park (3 mi) with fishing, boat ramps, hiking trails, public pool, boat rentals, Ringing Rocks Park

(13 mi), Ralph Stover State Park (15 mi). Pubs/eateries include: Raven's Nest, Cappie's, Ariana Miles, La Campagna, Przysewski's.

Quakertown, 6 miles easy drive, offers the charm of historic Bucks Co. with modern conveniences and recreational amenities.

Urban, shopping, college, and cultural centers within a 20-mile radius include Center Valley (DeSales University, new LLBeans outlet),

Bethlehem (Lehigh University, Moravian College), Allentown (Cedar Crest and Muhlenberg Colleges), Doylestown (Delaware Valley College).

Other attractions within easy reach include Bull's Island Recreation Area (25 mi), Delaware Canal and New Hope (25 mi), Philadelphia (53 mi), Hawk Mountain Sanctuary (55 mi), Middle Creek Wildlife Management Area (70 mi), New York (90 mi).



Our woods run on the right, a little beyond the bridge.



Patch of trees in the front yard provide a screen and shade.



Terraced path to front door under construction.



Skunk Cabbage melts snow.



May Apples in spring.



Bloodroot, a spring ephemeral. in our woods.



Dappled sunlight in the woods by our creek.



Pin Oaks at the start of the loop trail through our woods.



Vernal pool with Skunk Cabbage and Marsh Marigold.



Jack-in-the-Pulpit and Joepyee Weed



Wood Anemone



Black Cohosh



A bench by the creek is a good resting spot.



Trout Lily



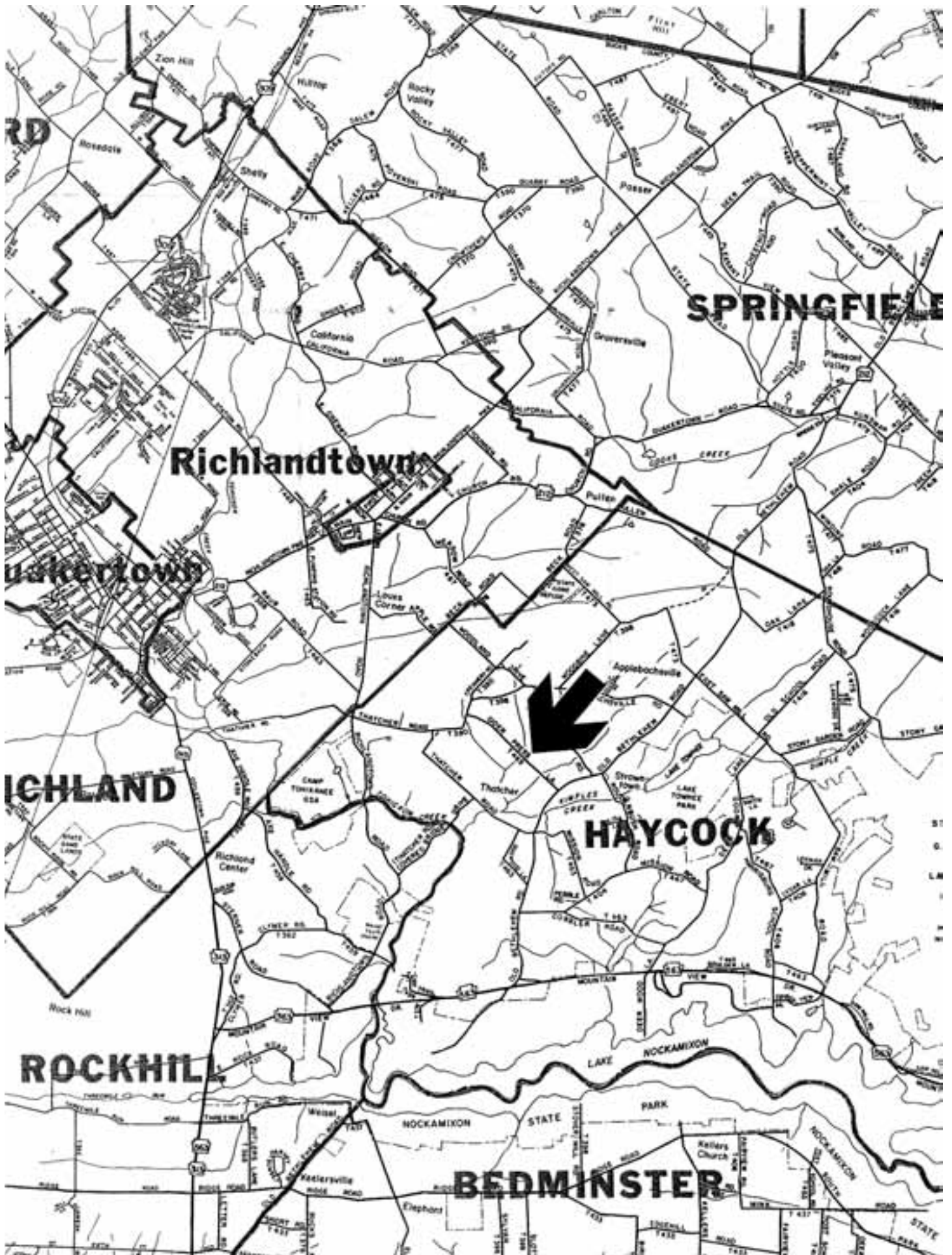
May Apple, a spring ephemeral, in flower



Spring Beauty and Partridge Berry



Wild Ginger flower



SPRINGFIELD

Richlandtown

Lenoir

ROCK HILL

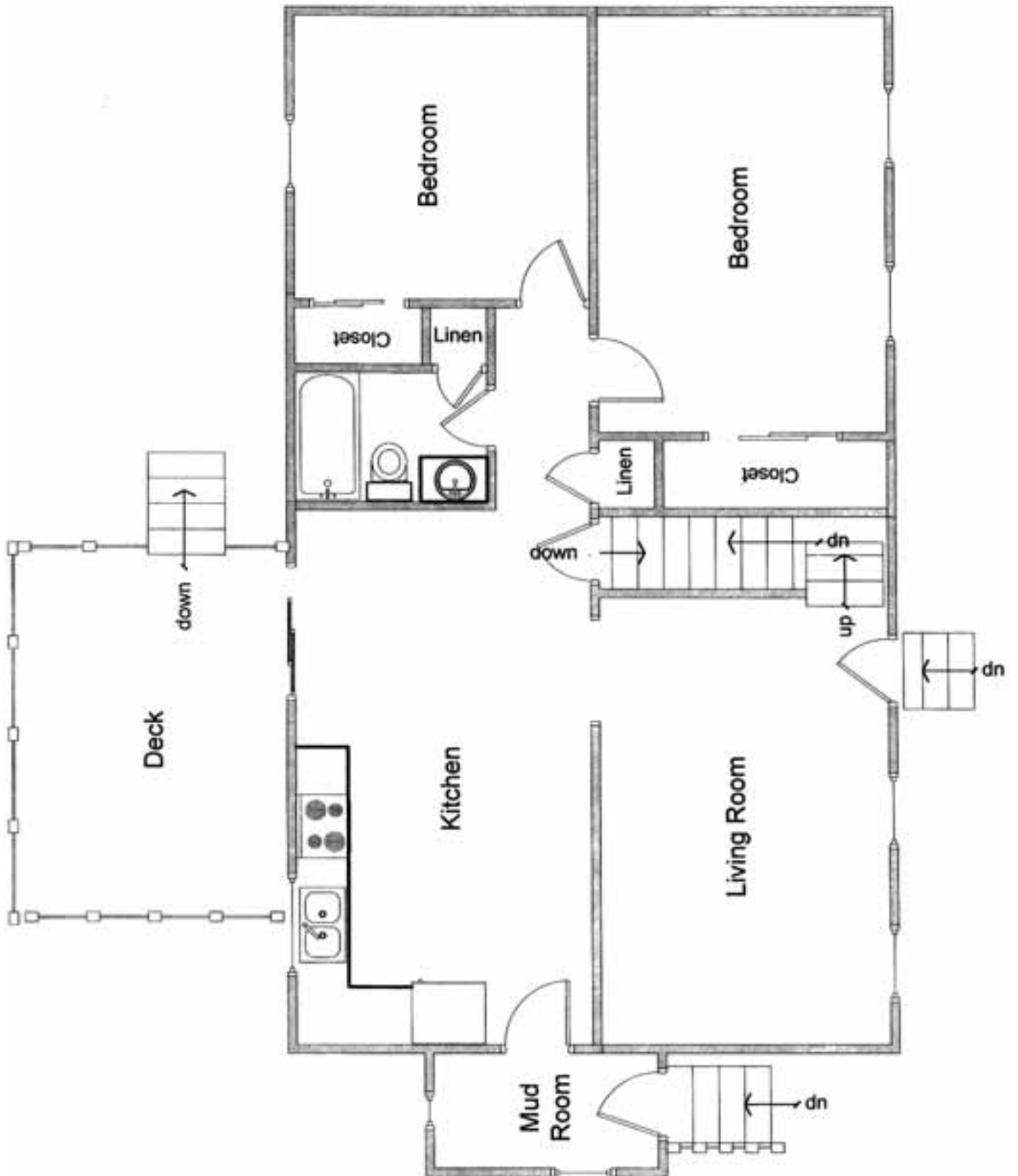
HAYCOCK

ROCK HILL

BEDMINSTER

1177 Cider Press Lane

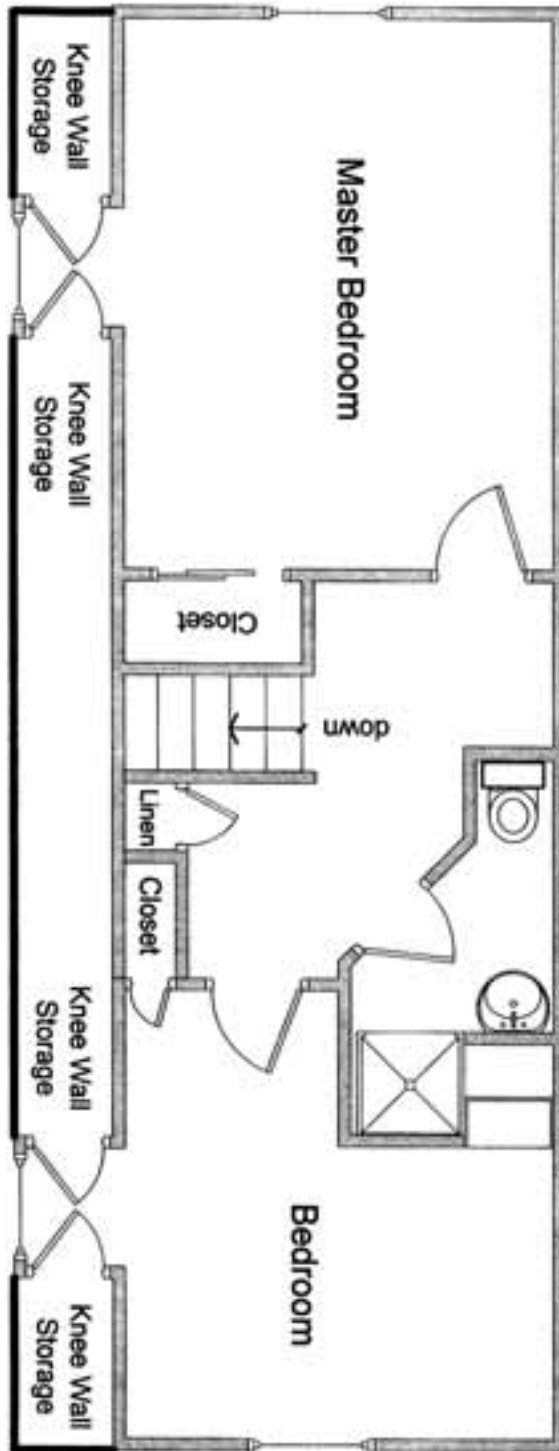
FIRST FLOOR



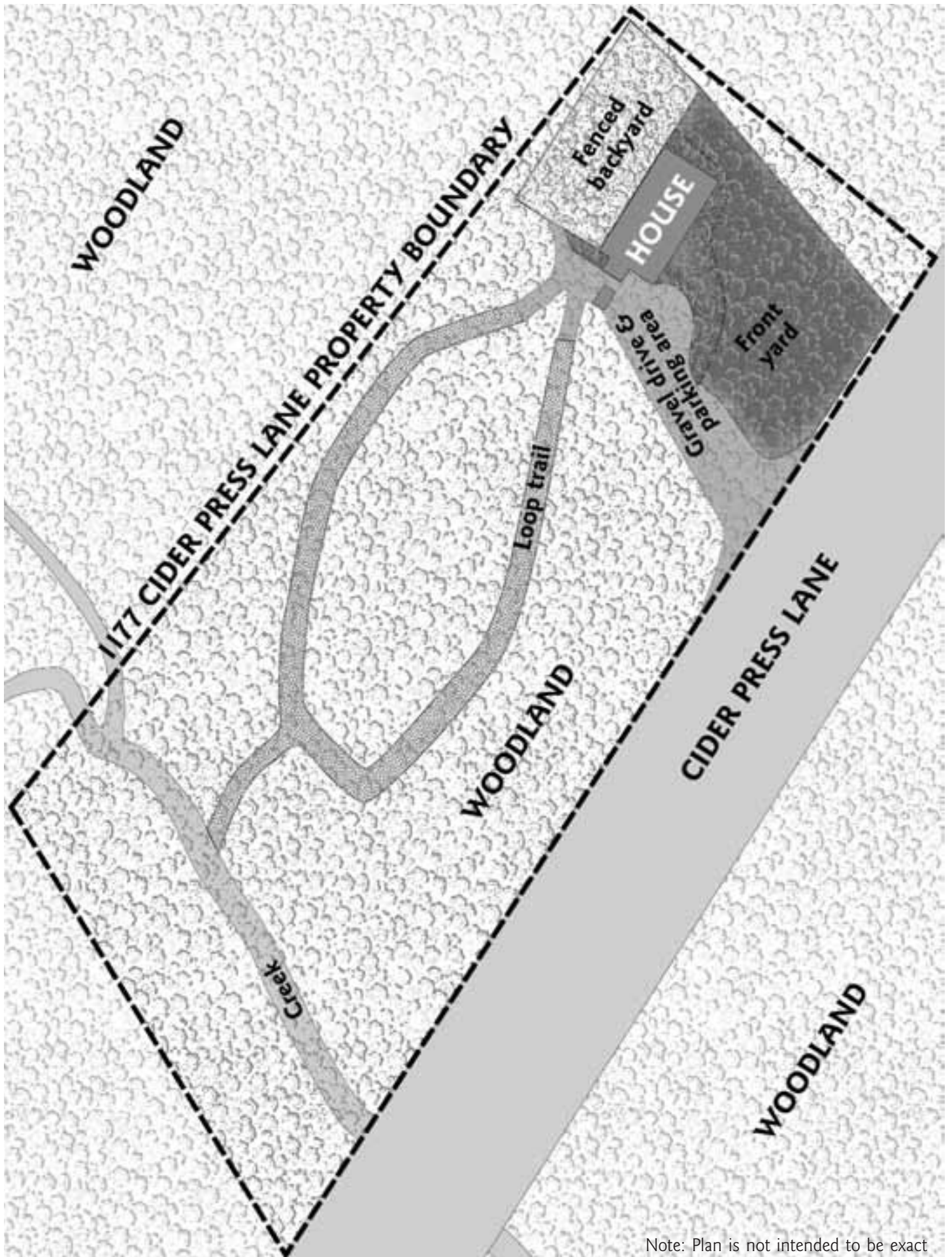
Note: Floor plans are not intended to be exact

1177 Cider Press Lane

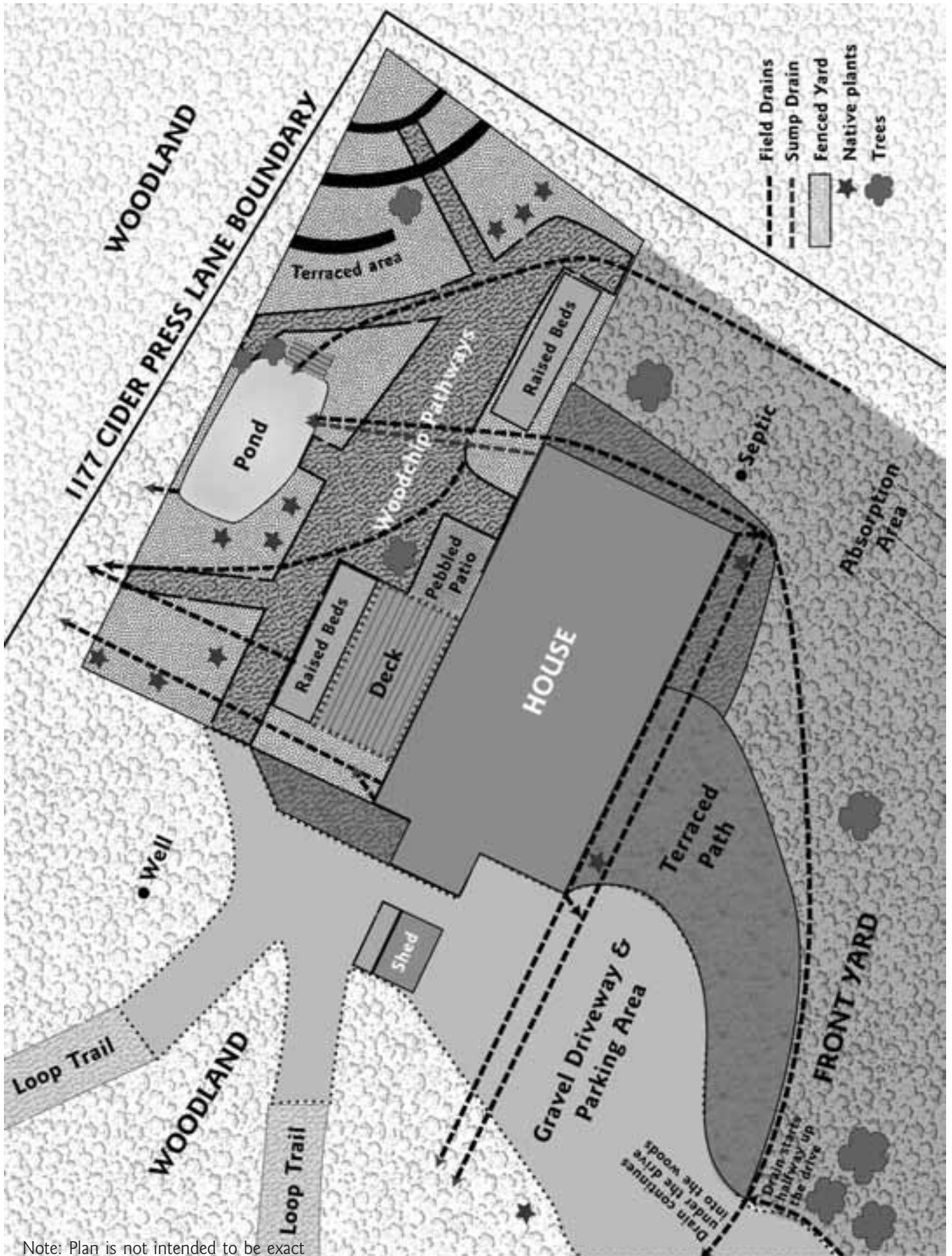
SECOND FLOOR



Note: Floor plans are not intended to be exact



Note: Plan is not intended to be exact



Improvements and Upgrades

carried out between 2005 and 2007 by current owners of
1177 Cider Press Lane, Quakertown, PA 18951

EXTERIOR

Roof Replaced with new 30-year architectural asphalt shingle roof.

Drainage Constructed 800 feet of field drains (network of 4" corrugated PVC pipes placed in 3 ft deep trenches bedded and sidefilled with crushed stone gravel, encased in heavy duty landscaping fabric, and backfilled with more gravel). Re-graded around perimeter of house by adding topsoil where needed to form a positive slope away from the house.

Gutters Replaced all gutters, downspouts, and gutter guards around the house, and added new gutters and downspout to mud room.

Drive & Walk Added a turnaround and parking area; added new layer of gravel throughout; extended graveled path to side gate in fenced backyard. Added woodchipped terraced steps to front of house. Added light with motion sensor by side door and replaced front door light.

Well Installed new well pump.

Backyard Extensively landscaped bare fenced backyard with a wildlife retention pond, mini-deck, native plant beds, woodchip pathways and terraces, yard lights (two post-mounted, six path, one spotlight), raised vegetable beds. Cleared a loop trail through the woods to the creek.

Deck Cleaned and sealed wood flooring, rails and steps, added screen around the base.

Walls Painted chimney and concrete base around the house.

INTERIOR

Insulation Added R25 and R19 rated fiberglass insulation in the attic, second floor crawl space walls and floor, and over the second floor stairwell. Added insulation to copper pipes in basement.

Sump Pump Replaced primary pump and added a battery backup pump.

Kitchen Replaced extractor fan hood with built-in Kenmore microwave with fan/light unit. Added country-style shelving including a section for a wine-rack and wine glasses.

Water Filtration Installed whole house filtration system and under-sink filtration system in the kitchen.

Doors Added front storm door; renovated and re-finished front door, mud room door and steps, interior doors, and Bilco door and steps; added interior door to Bilco steps in basement.

Electrics Replaced extractor fans in both bathrooms, both heating zone thermostats with digital programmable units, both smoke detectors, front and side door bells. Wired for cable / broadband.

Paint Applied fresh coat of paint to walls and ceiling throughout.

NEARBY SCHOOLS & COLLEGES

School name	Phone	Website	Grades
HIGH SCHOOLS			
Quakertown Community High School Freshman Center 349 South Main Street Quakertown, PA 18951	267-371-1200	www.qcsd.org	
Quakertown Community Sr. High School 600 Park Avenue, Quakertown, PA 18951	215-529-2060	www.qcsd.org	09-12
MIDDLE SCHOOLS			
Milford Middle School 2255 Allentown Road, Quakertown, PA 18951	215-529-2210	www.qcsd.org	06-08
Richard E. Strayer Middle School 1200 Ronald Reagan Drive, Quakertown, PA 18951	215-529-2290	www.qcsd.org	06-08
ELEMENTARY SCHOOLS			
Haycock Elementary School 1014 Old Bethlehem Road, Quakertown, PA 18951	215-529-2660	www.qcsd.org	01-05
Joseph S. Neidig Elementary School 201 North Penrose Street, Quakertown, PA 18951	215-529-2360	www.qcsd.org	KG-05
Quakertown Elementary School 123 West Seventh Street, Quakertown, PA 18951	215-529-2410	www.qcsd.org	KG-05
Richland Elementary School 500 Fairview Avenue, Quakertown, PA 18951	215-529-2450	www.qcsd.org	KG-05
Pfaff Elementary School 1600 Sleepy Hollow Road, Quakertown, PA 18951	215-529-2850	www.qcsd.org	KG-05
Tohickon Valley Elementary School 2360 Old Bethlehem Pike, Quakertown, PA 18951	215-529-2500	www.qcsd.org	KG-05
Trumbauersville Elementary School 101 Woodview Drive, Quakertown, PA 18951	215-529-2550	www.qcsd.org	KG-05
VOCATIONAL/TECHNICAL SCHOOLS			
Upper Bucks Area Vocational/Technical School www.ubtech.org/ubavts/site/default.asp 3115 Ridge Road, Perkasie, PA 18944	215-795-2911		
COLLEGES			
Lehigh University, 27 Memorial Drive West, Bethlehem, PA 18015	610-758-3000	www3.lehigh.edu	
Moravian College 1200 Main Stree, Bethlehem, PA 18018	610-861-1300	www.moravian.edu	
DeSales University 2755 Station Avenue, Center Valley, PA 18034	610-282-1100	www.desales.edu	
Cedar Crest College 100 College Dr. Allentown, PA 18104	610-437-4471	www.cedarcrest.edu	
Muhlenberg Colleg 2400 Chew Street, Allentown, PA 18104	484.664.3623	www.muhlenberg.edu	
Delaware Valley College 700 East Butler Avenue, Doylestown PA 18901	215-345 1500	www.devalcol.edu	

Bird List

These are birds we have either seen or heard on our property.

Great Blue Heron <i>Ardea herodias</i> *	Blue Jay <i>Cyanocitta cristata</i> *	Pine Warbler <i>Dendroica pinus</i> *
Black Vulture <i>Coragyps atratus</i> *	American Crow <i>Corvus brachyrhynchos</i> *	Prairie Warbler <i>Dendroica discolor</i> *
Turkey Vulture <i>Cathartes aura</i> *	Fish Crow <i>Corvus ossifragus</i> *	Palm Warbler <i>Dendroica palmarum</i> *
Snow Goose <i>Chen caerulescens</i> *	Tree Swallow <i>Tachycineta bicolor</i> *	Bay-breasted Warbler <i>Dendroica castanea</i> *
Canada Goose <i>Branta canadensis</i> *	Northern Rough-winged Swallow <i>Stelgidopteryx serripennis</i>	Blackpoll Warbler <i>Dendroica striata</i> *
Cackling Goose	Barn Swallow <i>Hirundo rustica</i> *	Black-and-white Warbler <i>Mniotilta varia</i> *
Wood Duck <i>Aix sponsa</i> *	Carolina Chickadee <i>Poecile carolinensis</i> *	American Redstart <i>Setophaga ruticilla</i> *
Mallard <i>Anas platyrhynchos</i> *	Black-capped Chickadee <i>Poecile atricapillus</i> *	Ovenbird <i>Seiurus aurocapillus</i> *
Osprey <i>Pandion haliaetus</i> *	Tufted Titmouse <i>Baeolophus bicolor</i> *	Northern Waterthrush <i>Seiurus noveboracensis</i> *
Sharp-shinned Hawk <i>Accipiter striatus</i> *	White-breasted Nuthatch <i>Sitta carolinensis</i> *	Louisiana Waterthrush <i>Seiurus motacilla</i> *
Cooper's Hawk <i>Accipiter cooperii</i> *	Brown Creeper <i>Certhia americana</i> *	Kentucky Warbler <i>Oporornis formosus</i> *
Northern Goshawk <i>Accipiter gentilis</i> *	Carolina Wren <i>Thryothorus ludovicianus</i> *	Connecticut Warbler <i>Oporornis agilis</i> *
Broad-winged Hawk <i>Buteo platypterus</i> *	House Wren <i>Troglodytes aedon</i> *	Mourning Warbler <i>Oporornis philadelphia</i> *
Red-tailed Hawk <i>Buteo jamaicensis</i> *	Winter Wren <i>Troglodytes troglodytes</i> *	Common Yellowthroat <i>Geothlypis trichas</i> *
Peregrine Falcon <i>Falco peregrinus</i> *	Golden-crowned Kinglet <i>Regulus satrapa</i> *	Hooded Warbler <i>Wilsonia citrina</i> *
Ring-necked Pheasant <i>Phasianus colchicus</i> *	Ruby-crowned Kinglet <i>Regulus calendula</i> *	Wilson's Warbler <i>Wilsonia pusilla</i> *
Wild Turkey <i>Meleagris gallopavo</i> *	Blue-gray Gnatcatcher <i>Polioptila caerulea</i> *	Canada Warbler <i>Wilsonia canadensis</i> *
Killdeer <i>Charadrius vociferus</i> *	Eastern Bluebird <i>Sialia sialis</i> *	Scarlet Tanager <i>Piranga olivacea</i> *
Ring-billed Gull <i>Larus delawarensis</i> *	Veery <i>Catharus fuscescens</i> *	American Tree Sparrow <i>Spizella arborea</i> *
Herring Gull <i>Larus argentatus</i> *	Gray-cheeked Thrush <i>Catharus minimus</i> *	Chipping Sparrow <i>Spizella passerina</i> *
Lesser Black-backed Gull <i>Larus fuscus</i> *	Swainson's Thrush <i>Catharus ustulatus</i> *	Clay-colored Sparrow <i>Spizella pallida</i> *
Mourning Dove <i>Zenaida macroura</i> *	Hermit Thrush <i>Catharus guttatus</i> *	Fox Sparrow <i>Passerella iliaca</i> *
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> *	Wood Thrush <i>Hylocichla mustelina</i> *	White-throated Sparrow <i>Zonotrichia albicollis</i> *
Yellow-billed Cuckoo <i>Coccyzus americanus</i> *	American Robin <i>Turdus migratorius</i> *	White-crowned Sparrow <i>Zonotrichia leucophrys</i> *
Eastern Screech-Owl <i>Otus asio</i> *	Gray Catbird <i>Dumetella carolinensis</i> *	Dark-eyed Junco <i>Junco hyemalis</i> *
Great Horned Owl <i>Bubo virginianus</i> *	Northern Mockingbird <i>Mimus polyglottos</i> *	Northern Cardinal <i>Cardinalis cardinalis</i> *
Barred Owl <i>Strix varia</i> *	Brown Thrasher <i>Toxostoma rufum</i> *	Rose-breasted Grosbeak <i>Pheucticus ludovicianus</i> *
Northern Saw-whet Owl <i>Aegolius acadicus</i> *	Cedar Waxwing <i>Bombycilla cedrorum</i> *	Blue Grosbeak <i>Passerina caerulea</i> *
Common Nighthawk <i>Chordeiles minor</i> *	Blue-winged Warbler <i>Vermivora pinus</i> *	Indigo Bunting <i>Passerina cyanea</i> *
Chimney Swift <i>Chaetura pelagica</i> *	Golden-winged Warbler <i>Vermivora chrysoptera</i> *	Red-winged Blackbird <i>Agelaius phoeniceus</i> *
Ruby-throated Hummingbird <i>Archilochus colubris</i> *	Tennessee Warbler <i>Vermivora peregrina</i> *	Common Grackle <i>Quiscalus quiscula</i> *
Red-bellied Woodpecker <i>Melanerpes carolinus</i> *	Orange-crowned Warbler <i>Vermivora celata</i> *	Brown-headed Cowbird <i>Molothrus ater</i> *
Yellow-bellied Sapsucker <i>Sphyrapicus varius</i> *	Nashville Warbler <i>Vermivora ruficapilla</i> *	Orchard Oriole <i>Icterus spurius</i> *
Downy Woodpecker <i>Picoides pubescens</i> *	Northern Parula <i>Parula americana</i> *	Baltimore Oriole <i>Icterus galbula</i> *
Hairy Woodpecker <i>Picoides villosus</i>	Yellow Warbler <i>Dendroica petechia</i> *	Bullock's Oriole <i>Icterus bullockii</i> **
Northern Flicker <i>Colaptes auratus</i> *	Chestnut-sided Warbler <i>Dendroica pennsylvanica</i> *	Purple Finch <i>Carpodacus purpureus</i> *
Pileated Woodpecker <i>Dryocopus pileatus</i> *	Magnolia Warbler <i>Dendroica magnolia</i> *	House Finch <i>Carpodacus mexicanus</i> *
Eastern Wood-Pewee <i>Contopus virens</i> *	Cape May Warbler <i>Dendroica tigrina</i> *	American Goldfinch <i>Carduelis tristis</i> *
Eastern Phoebe <i>Sayornis phoebe</i> *	Black-throated Blue Warbler <i>Dendroica caerulescens</i> *	
Great Crested Flycatcher <i>Myiarchus crinitus</i> *	Yellow-rumped Warbler <i>Dendroica coronata</i> *	* Regular
White-eyed Vireo <i>Vireo griseus</i> *	Black-throated Green Warbler <i>Dendroica virens</i> *	** Accidental
Yellow-throated Vireo <i>Vireo flavifrons</i> *	Blackburnian Warbler <i>Dendroica fusca</i> *	
Blue-headed Vireo <i>Vireo solitarius</i> *	Yellow-throated Warbler <i>Dendroica dominica</i> *	
Warbling Vireo <i>Vireo gilvus</i> *		
Philadelphia Vireo <i>Vireo philadelphicus</i> *		
Red-eyed Vireo <i>Vireo olivaceus</i> *		

Plant and Other Wildlife List

Some of the species found or seen in the woods, and front and back yards.

PLANTS

Red Cedar
Black Walnut
American Beech
Red Oak
Pin Oak
American Elm
Tulip Tree
Sassafras
Sweet-Gum
Sycamore
Holly
Red Maple
White Maple
Flowering Dogwood
American Ash
Eastern Redbud
Apple
Common Yarrow
Purple giant-hyssop
Wood Anemone
Jack in the Pulpit
Black Chokeberry
Wild Ginger
Marsh Marigold
Black Cohosh

Water Horsetail
Joe-Pye-Weed
Spotted Joe-pye Weed
Northern Bedstraw
American Pennyroyal
Great Blue Lobelia
Trumpet Honeysuckle
Partridge Berry
Bayberry
Spatterdock
Virginia Creeper
Arrow Arum
Pokeweed
Dwarf plantain
Mayapple
Jacob's Ladder
Solomon's Seal
Lady's Thumb
Japanese Stilt Grass
Dandelion
Bloodroot
Large-flowered Trillium
Fox grape
Orchis

INSECTS

Katydid
Mole Cricket

AMPHIBIANS

Wood Frog
Spring Peeper
Gray Tree Frog
Leopard Frog
Green Frog
Common Toad
Redback Salamander
Spotted Salamander

MAMMALS

Raccoon
Gray Squirrel
Red Squirrel
Ground Squirrel
Flying Squirrel
White-tailed Deer

Living in the Woods

I went to the woods because I wished to live deliberately, to front only the essential facts of life, and see if I could not learn what it had to teach, and not, when I came to die, discover that I had not lived.
Henry David Thoreau, *Walden* (1854)

When we moved into 1177 Cider Press Lane, we quickly developed a deep sense of privilege at being the new stewards of this little patch of woodland. It seemed inevitable that we would re-read Thoreau's *Walden* and be inspired afresh to try to live more simply and more in tune with nature. The rewards have been rich.

While we enjoyed turning our dwelling into a comfortable home, working outdoors was always a restorative and productive experience. We spent many hours clearing a trail through the woods to minimize trampling over regenerating areas; evicting invasive mats and tangles of Multiflora Rose and Japanese Barberry, among others, that threatened to smother delicate native species; constructing a system of field drains and retention pond that direct water around the house and into the woods; replacing and cleaning gutters; harvesting logs from Red Cedars in our woods that had done duty as early pioneers and were now shaded out by oaks and maples; using the cedar logs and rocks dug up from our property to landscape the pond, terraces, beds, and pathways through the backyard; spreading barrowloads of gravel and wood chips; and planting native shrubs and flowers to provide food and shelter for birds and butterflies. Through our labors, we became better acquainted with the woodland habitat and wildlife around us, and more aware of the changes that the seasonal cycle brings.

There's a sense of anticipation as the first signs of Spring unfold. In February and March, the Spring Peepers, and then the Wood Frogs, sing their chorus throughout the woods. During April and May, while the trees gradually come alive with a soft flush of green leaves, it's easy to spot the migrating warblers that stop to rest and feed in our woods. Our deck becomes a wildlife observation platform, giving us particularly good

views of the Pin Oaks that are favored feeding places. Spring is also a time when every foray into the woods turns into a delightful ramble of discovery as we follow the progress of spring ephemerals from first tentative emergence to full bloom just before the trees attain full leaf: Bloodroot, Spring Beauty, Jack-in-the-Pulpit, Mandrake, Wild Ginger, Black Cohosh, and Skunk Cabbage all abound in our woods. As the air warms, we throw our windows open to listen for the return of the Wood Thrush, Ovenbird, and Veery, waiting for their magical songs to fill the woods.

Summer is mostly lived outdoors, with meals on the deck when we have company, or on the mini-deck by the pond. Listening to the sound of water trickling its way over pebbles and into the pond, we watch Ruby-throated Hummingbirds lay claim to different feeders, a family of Rose-breasted Grosbeaks pick at grubs in the Jewelweed patch, and, as the light fades, the hypnotic flashing of the fireflies. In the Summer, our Netflix movies remain unwatched for weeks as we linger outdoors, enjoying the katydid chorus that begins in late July, studying the night sky constellations peeking through the trees, occasionally being fortunate enough to catch a Flying Squirrel in flight right over our deck. We are often privileged to share the backyard with confiding thrushes foraging at our feet as we work, or successful parent birds feeding fledglings over us we enjoy a little siesta in the hammock. Sometimes we visit nearby Lake Towhee or Nockamixon Park to walk the trails and check out the birds there and, watching kayakers coming back towards sunset, we promise to explore the waterways soon.

In the Fall, as the first hint of gold and rust appears in the woods and leaf cover begins to thin, we are once again on the lookout for

passing migrant birds. It's a pleasure to catch a Black-throated Blue Warbler feeding on the Pokeweed berries or Chestnut-sided and Black-throated Green Warblers bathing and drinking side by side in the pond. As we rake the growing mounds of falling leaves and mulch them into the plant beds and terraces, thrushes and robins follow in our wake. Skimming the leaves from the pond usually brings the resident Green Frog hopping out onto its rock perch. We watch young birds who've barely learnt to feed themselves explore their world, interacting with other species, checking out inappropriate foods. We note when our family of grosbeaks disappear and, as the days grow colder, when the last hummingbird is seen at a feeder, when the woods stop reverberating with the songs of the Wood Thrush, Veery, and Ovenbird, and we harvest our last crop of basil.

As the days grow shorter and Winter sets in, yard tools and hammock are tidied away, and the focus turns to the many indoor projects that are a part of turning a house into a comfortable, warm, watertight shelter and home. Frantic activity at the bird feeders provides early warning of extreme weather. Our house is warm in the winter, sheltered by the trees from the wind, but we get a small taste of what it's like for the birds when we venture out in a snow storm to keep the feeders topped up. And we marvel that the chickadees, titmice, and Carolina Wrens keep on singing throughout the season. Taking a walk through pristine snow-covered woods when the sun is out and the air is clean and crisp, and then coming back into a warm kitchen for a cup of hot chocolate, drunk looking out at the winter wonderland that we were just out in, is one of life's great pleasures for us.