

OFF-MARKET FOR LIMITED TIME

4155 Bunker Hill Dr N, Coopersburg, PA 18036

Asking Price: \$359,900



Images courtesy of CJ Sabo



By The Numbers

- Purchase Price: \$359,900
- Repair Estimate: 0



Highlights

- Condominium in high-demand community
 - Turn-key property
 - Southern Lehigh School District
- HOA with community pool, yard maintenance, exterior including roof



Photos Link

<https://drive.google.com/drive/folders/1gOvY5bKmZZdF1LBihomallrHHj5MXg4y?usp=sharing>



Property Details

4155 Bunker Hill Dr N

- Beds: 3
- Baths: 2 1/2
- Square Footage: 1730 sq ft
- 2nd floor laundry, 2 designated parking spaces, full unfinished basement w/egress

Additional Details

- Year Built: 2011
- Zoning: Residential
- HOA: Liberty Village, \$325/mo., \$1,000 cap contribution, includes trash, landscaping, snow removal, community pool and most exterior maintenance including roof
- Stories: 2
- Settlement: Seller looking for 9/29 or 9/30 closing
- Inclusions: Washer, dryer, stove, fridge, microwave, dishwasher, (2) center island chairs, all window curtains and blinds, downstairs wall mount and TV.
- Exclusions: Ceiling fan in master bedroom (will be capped)
- Heat: Gas
- Electric: 200 Amp
- Plumbing: PVC
- Water: Public
- Sewer: Public
- Roof: Shingle, Age unknown. No Leaks
- Foundation: Block
- Windows: Vinyl
- Water Heater: Gas, 3 years old
- Garage: None
- Features: large unfinished full basement, 2 designated parking spaces, quartz countertop
- Flooring: Mixed. carpeting, LVP
- Flood Zone: No
- Mold Noted: None
- Water Damage: None
- Water in Basement: None

Comparable Sales

**these comps are all pulled from the GLVR MLS database, we recommend any potential investor do their own due diligence and use these as a point of reference only*

<https://portal.onehome.com/en-US/share/1043406Q79346>

5999 Valley Forge Dr, Upper Saucon

Sold for \$340,000 on 5/22/2025

PPSF (Price Per Square Foot): \$197

Notes: Outdated

<https://portal.onehome.com/en-US/share/1043408A35740>

4094 Bunker Hill Dr S, Upper Saucon

Under contract for \$350,000 on 7/19/2025

Notes: Some key features missing such as center island



Town Overview

- Upper Saucon Township, located in southern Lehigh County, Pennsylvania, is a thriving community that blends suburban comfort with rural charm. Known for its scenic landscapes, quality schools, and convenient access to I-78 and Route 309, the township is popular with commuters to Allentown, Bethlehem, and beyond. It offers a mix of residential neighborhoods, vibrant shopping and dining at **The Promenade Shops at Saucon Valley**, and abundant recreational opportunities, including the **Saucon Rail Trail** and multiple parks. With a strong local economy, welcoming neighborhoods, and a high quality of life, Upper Saucon is one of the Lehigh Valley's most desirable places to live.
- **Economic/Jobs:** Upper Saucon's economy is diverse, with strengths in retail, healthcare, education, manufacturing, and corporate services. The **Promenade Shops at Saucon Valley** serves as a regional shopping and dining destination, contributing significantly to local commerce. Large employers in the area include **Lehigh University (Mountaintop Campus)**, **Olympus Corporation of the Americas** (North American headquarters), and nearby healthcare systems like **Lehigh Valley Health Network** and **St. Luke's University Health Network**. The township also benefits from its proximity to industrial and logistics hubs in the Lehigh Valley, creating opportunities in warehousing, transportation, and advanced manufacturing. Residents enjoy a relatively strong job market, with

employment opportunities both within the township and across the Lehigh Valley. The area's economic stability is supported by steady population growth, a well-educated workforce, and ongoing commercial development that attracts both local and regional investment.

- **Education:** Upper Saucon Township is served primarily by the **Southern Lehigh School District**, a well-regarded public school system known for strong academic performance, modern facilities, and a variety of extracurricular and athletic programs. The district includes Southern Lehigh High School, Southern Lehigh Middle School, and several elementary schools, and it consistently ranks among the top districts in the Lehigh Valley for standardized test scores and graduation rates.
- In addition to public schools, families have access to nearby private and parochial options such as **The Swain School**, **Notre Dame High School**, and **Moravian Academy**, providing a range of educational choices.
- **Lifestyle & Amenities:** Upper Saucon Township offers a high quality of life with a balance of suburban convenience and scenic countryside. The community has a variety of shopping, dining, and entertainment options, anchored by **The Promenade Shops at Saucon Valley**, an open-air lifestyle center featuring national retailers, local boutiques, and diverse restaurants. Nearby grocery stores, fitness centers, and specialty shops make everyday errands easy.

Outdoor recreation is a major draw, with the **Saucon Rail Trail** providing miles of scenic walking, running, and biking paths that connect to neighboring communities. The township also maintains multiple parks, playgrounds, and athletic fields, and residents enjoy access to the Saucon Valley Country Club's golf, tennis, and swimming facilities.

Cultural and community events—such as farmers markets, seasonal festivals, and concerts—foster a strong sense of community. For broader arts and entertainment, the nearby cities of Allentown and Bethlehem offer museums, theaters, and music venues, including the renowned **Musikfest**.

With its blend of open space, modern conveniences, and community spirit, Upper Saucon Township appeals to residents seeking a comfortable yet connected lifestyle.



Contact Us to Schedule a Walkthrough

The Morrow Wargo Group

- Team Line: 484-791-6200
- Email: admin@morrowwargo.com
- Website: www.morrowwargo.com



Disclosures

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- **HOLD HARMLESS ACKNOWLEDGEMENT:**

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- **DUE DILIGENCE:**

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