

\$2,995,000 - 340 Hidden River Rd, Penn Valley

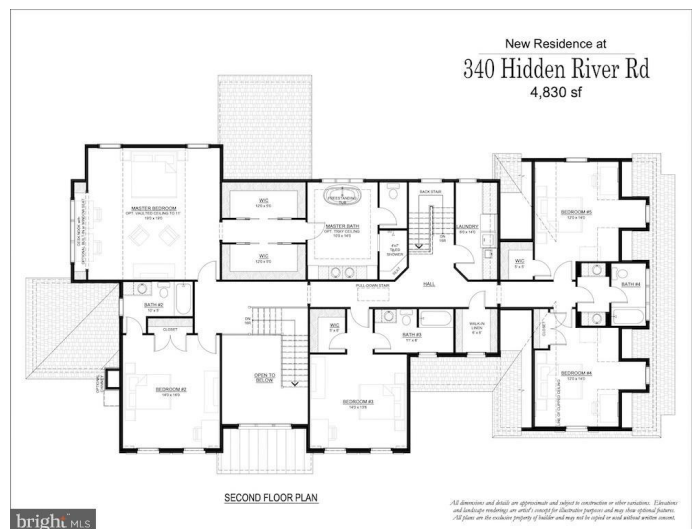
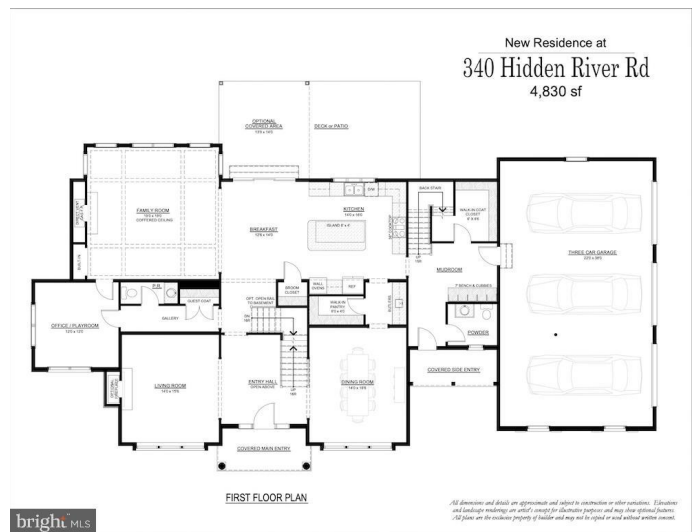
MLS® #PAMC2161000

\$2,995,000

5 Bedroom, 5.00 Bathroom, 4,830 sqft
Residential on 0.86 Acres

PENN VALLEY, Penn Valley, PA

Custom New Construction by one of the Main Line's most respected custom home builders, John Rayer & Son Builders. This stately 5-bedroom, 6-bathroom residence is a masterful blending of classic style and state-of-the-art design. The home seamlessly combines storied architectural detail with the cutting-edge features and finishes expected by today's discerning buyer. With its long drive way, and on a completely private, fully landscaped lot, the property offers a serene oasis in a popular Lower Merion neighborhood. The elegant custom design extends from the natural Pennsylvania flagstone walkway and solid mahogany front door to the oversized rear patio. The interior of the home is a testament to quality craftsmanship. Elevated features include 8-inch-wide plank natural white oak flooring, custom crown molding and paneling and solid white oak railings. The floor plan impresses with ample formal and casual spaces, front and back staircases, two powder rooms on the first floor, huge kitchen/great room and a large mudroom with walk-in closet. The Gourmet Chef's Kitchen is equipped with top-of-the-line Thermador appliances, including a 48" range, double steam wall oven, and refrigerator. Two fireplaces with stone surrounds adorn both the family and living rooms. The home features an eye catching professional wine cellar, appointed with a slate floor and cedar ceiling, and maintained by a top-of-the-line WhisperKool



cooling system; it sits just off the dining room on the main level. The luxurious Primary Suite is a spacious retreat with a massive custom closet by California Closets and a spa-like primary bath featuring Carrera marble floors and Brizo plumbing fixtures. The huge lower level has 9-foot ceilings and provides an additional 2,294 sq ft of space that could be customized to meet many needs. This property is located in the top-rated Lower Merion School District just a 20-minute commute to Center City Philadelphia and leaves nothing to be desired. A mid-December delivery means you can be home for the holidays.

Built in 2025

Essential Information

MLS® #	PAMC2161000
Price	\$2,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	4,830
Acres	0.86
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Coming Soon

Community Information

Address	340 Hidden River Rd
Area	Lower Merion Twp (10640)
Subdivision	PENN VALLEY
City	Penn Valley
County	MONTGOMERY-PA
State	PA

Municipality	LOWER MERION TWP
Zip Code	19072

Amenities

Amenities	Additional Stairway, Attic, Butlers Pantry, Crown Molding, Double/Dual Staircase, Formal/Separate Dining Room, Pantry, Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wine Storage, Wood Floors
# of Garages	3
Garages	Oversized, Inside Access, Garage Door Opener, Garage - Side Entry

Interior

Interior Features	Floor Plan-Open, Floor Plan-Traditional
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Poured Concrete
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mantel(s), Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank, Stone
Exterior Features	Udrgrd Lwn Sprnklr, Patio
Foundation	Concrete Perimeter

School Information

District	LOWER MERION
Elementary	BELMONT HILLS
Middle	WELSH VALLEY
High	HARRITON SENIOR

Additional Information

Date Listed	November 10th, 2025
Zoning	RESIDENTIAL

Listing Details

Listing Office	BHHS Fox & Roach-Haverford
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Listing information last updated on November 17th, 2025 at 1:31pm EST