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# The Ultimate NYC to Bucks County

**RELOCATION GUIDE**

**YOUR ESCAPE FROM NYC TO  
SMALL-TOWN PARADISE**

Jason  Freedman

# About Jason Freedman:

## Your Local Guide to Bucks County Living

When you're making one of life's biggest decisions—leaving the hustle of New York City for a place where you can actually hear yourself think—you need someone who knows every street, every neighborhood coffee shop, and every hidden gem that makes a town feel like home.

That's Jason Freedman, affectionately known as "The Wolf of Reel Estate," your trusted guide with RE/MAX Newtown.



Jason isn't just another agent trying to sell you on Bucks County—he was raised here, went to school here, and has spent decades watching these communities evolve into some of the most desirable destinations in the Northeast. His deep roots in the region give him insights you simply can't get from someone who just moved here last year. He knows which towns have the best school districts because he went to those schools. He knows which neighborhoods come alive on summer evenings because he's lived that life. And he understands exactly what exhausted New Yorkers are looking for when they finally decide to trade subway commutes for tree-lined streets.

With Jason, you're not just getting a real estate agent—you're getting a neighbor, a local historian, and someone who genuinely cares about matching you with the perfect Bucks County town to start your next chapter. Whether you're seeking a primary residence to raise your family or a second home escape from city chaos, Jason's expertise ensures you'll find your ideal community where small-town charm meets sophisticated living.

**Now, let's dive into the ten premiere towns that are calling your name.**

# New Hope:

## Where Artistic Soul Meets Riverside Charm





## The Vibe:

If you loved Greenwich Village but wanted it nestled along a scenic river with actual parking, New Hope is your calling. This bohemian riverside gem has been attracting artists, creatives, and free spirits since the 1930s, creating a community that celebrates individuality while maintaining that tight-knit small-town warmth.

## Why NYers Love It:

New Hope offers the cultural sophistication you're used to—galleries, theater productions at the acclaimed Bucks County Playhouse, farm-to-table restaurants that rival anything in Brooklyn—but without the noise, crowds, and astronomical prices. You can actually walk down Main Street without getting shoulder-checked every five seconds.



## Real Estate & Affordability:

While New Hope sits at the higher end of Bucks County pricing (homes typically range from \$400,000 to well over \$1.5 million for historic riverfront properties), you're still getting significantly more space and character than any comparable NYC budget would provide. Historic stone homes with acreage and river views? That's the New Hope promise.





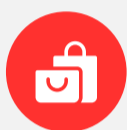
## Celebrity Factor:

New Hope has long attracted notable residents seeking privacy and inspiration, from Broadway actors to bestselling authors. The town's respect for personal space means celebrities can actually enjoy a coffee at Farley's Bookshop without being mobbed.



## Schools:

Served by the New Hope-Solebury School District, known for progressive education and small class sizes that allow genuine student-teacher connections.



## Shopping & Entertainment:

Antique shops, art galleries, boutiques selling everything from handcrafted jewelry to vintage vinyl. The Delaware Canal towpath offers miles of scenic walking and biking. Cross the river to Lambertville, NJ, for even more exploring.



## Dining & Nightlife:

From the upscale Marsha Brown's (in a restored stone church) to casual river-view dining at Havana, New Hope punches above its weight class. The town's LGBTQ+ friendly atmosphere means diverse, welcoming establishments line the streets. Craft cocktails, live music venues, and wine bars create a nightlife scene that feels cosmopolitan yet relaxed.



## The Lifestyle:

New Hope is for the creative soul who wants inspiration, the couple who wants romance, and the family who wants their kids to grow up appreciating art, nature, and diversity. You're 90 minutes from NYC, but you'll feel worlds away.

# Doylestown:

The Cultural Capital of  
Bucks County





## The Vibe:

If you want the perfect blend of historic charm, cultural richness, and modern convenience, Doylestown is your goldilocks town—not too quiet, not too busy, but just right. As the county seat, it offers urban-style amenities in a walkable downtown that feels like a movie set.

## Why NYers Love It:

Doylestown has everything you loved about living in a real neighborhood—walkability, local businesses, community events—but you can afford a Victorian home with a yard here. The town’s sophisticated yet approachable character attracts professionals, artists, and families who want substance with their small-town life.



## Real Estate & Affordability:

Extremely diverse housing options range from \$300,000 condos in town to \$800,000+ historic estates on the outskirts. The in-town location means premium pricing, but you’re paying for walkability and community that’s genuinely irreplaceable.





## Schools:

Central Bucks School District is consistently ranked among Pennsylvania's best, with high graduation rates, extensive AP offerings, and impressive college placement. Parents don't have to choose between small-town life and educational excellence.



## Dining & Culture:

Doylestown boasts the Michener Art Museum, the Mercer Museum (showcasing early American tools in a concrete castle), the James A. Michener birthplace, and the Fonthill Castle. For dining, you've got everything from BYOB Italian at Piccolo Trattoria to farm-fresh American at the landmark Doylestown Inn. The town hosts a farmers market, First Friday art walks, and outdoor concerts that bring the community together.



## Shopping & Entertainment:

A thriving downtown means independent bookstores (The Doylestown Bookshop is a treasure), boutique clothing stores, home goods shops, and the County Theater showing independent films. You can run all your errands on foot while actually enjoying the experience.



## Community Vibe:

Active, engaged residents who show up for local theater productions, support small businesses, and know their neighbors. Doylestown is for people who want to be part of something, not just observers.



## The Lifestyle:

Doylestown attracts the intellectual, the culturally curious, and families who want their kids walking to the library, not being driven everywhere. You're getting a genuine town center, something increasingly rare in modern America. Plus, you're 45 minutes from Philly, 90 minutes from NYC, and centrally located for accessing the rest of Bucks County's offerings.

# Newtown:

Historic Roots, Modern  
Family Living





## The Vibe:

Newtown perfectly balances historic authenticity with modern family-friendly convenience. The town has preserved its 18th-century architecture and village atmosphere while adapting to 21st-century life. Think historic district charm meeting excellent schools and shopping.

## Why NYers Love It:

You get authentic colonial history (William Penn passed through here) without sacrificing modern necessities. Newtown offers the Main Street America experience you see in movies—complete with a walkable downtown, local shops, and community parades—but you’re still close to major shopping centers and highways for easy access to both cities.



## Real Estate & Affordability:

One of the more accessible premiere towns, with solid housing options from \$350,000 to \$700,000 for spacious single-family homes. The variety of neighborhoods means different price points and styles, from historic district homes to newer developments.





## Schools:

Council Rock School District is a perennial top performer with excellent facilities, strong academics, and comprehensive extracurricular programs. Parents consistently cite the schools as a primary reason for choosing Newtown.



## Dining & Entertainment:

From Isaac Newton's tavern (casual American fare in historic building) to Mediterranean cuisine at Zakes Cafe, Newtown's restaurant scene delivers. The town hosts regular events like the Newtown Arts Festival and has preserved its historical society for residents who appreciate local heritage.



## Shopping

Newtown's State Street offers boutique shopping, while nearby Newtown Square provides big-box convenience. You're never far from what you need, whether it's a unique gift or weekly groceries.



## Community Vibe:

Newtown attracts young families and established professionals who want involvement—coaching Little League, attending school board meetings, supporting local businesses. There's genuine civic pride here, with residents actively maintaining the town's character while welcoming growth.



## The Lifestyle:

Newtown is for families who want their kids growing up with a sense of place and history, who want walkable streets for evening strolls, and who appreciate that small-town life doesn't mean sacrificing convenience. You're 40 minutes from Philly, easy highway access to NYC, and positioned perfectly for day trips to shore or mountains.

# Solebury:

Privacy, Prestige, and  
Pastoral Beauty





## The Vibe:

Solebury is where you go when you've made it and want privacy with your success. This isn't a town center with shops—it's a township of rolling hills, horse farms, stone estates, and residents who value their seclusion. Think Bucks County's answer to Bedford or the Hamptons, but more authentic and less showy.

## Why NYers Love It:

After years of apartment living with shared walls, Solebury offers what wealthy New Yorkers crave most: space, privacy, and natural beauty. You can own 10, 20, even 50 acres here, with properties tucked behind stone walls and tree-lined driveways. It's the antidote to everything exhausting about city life.



## Real Estate & Affordability:

This is premium territory. Expect to invest \$800,000 at minimum, with many estates ranging from \$1.5 million to \$5 million+. You're paying for acreage, privacy, historic stone construction, and membership in one of Bucks County's most prestigious addresses.





## Schools:

Like New Hope, served by the excellent New Hope-Solebury School District, where smaller class sizes and progressive curriculum attract families who can afford to live anywhere but choose here for the educational environment.



## Celebrity Factor:

Solebury has attracted numerous high-profile residents over the decades—writers, entertainers, business executives—all seeking the same thing: a private sanctuary where they can live without scrutiny. The community's respect for privacy is legendary.



## The Country Setting:

This is horse country, with properties featuring barns, pastures, and trails. The landscape looks like a Wyeth painting—stone walls, ancient trees, fields giving way to forest. You're minutes from New Hope's cultural offerings but cocooned in pastoral peace.



## The Lifestyle:

Solebury is for the successful professional or entrepreneur who's done with proving anything to anyone, who wants morning coffee overlooking their own pond, who values nature and quiet above all else. Your neighbors might include a bestselling author, a retired CEO, or a Broadway producer, but you'll rarely see them—and that's exactly how everyone likes it.

# Buckingham:

Spacious Living, Excellent  
Schools, Country  
Convenience





## The Vibe:

Buckingham offers that perfect middle ground—more spacious and affordable than Doylestown, more developed than rural townships, with excellent schools and family-friendly atmosphere. It's suburbia done right, with preserved open space and a strong sense of community.

## Why NYers Love It:

You get significant property—homes on 1-3 acres are common—without feeling isolated. Buckingham combines country living with convenience: you're near shopping, highways, and schools while enjoying space your NYC friends won't believe when they visit.



## Real Estate & Affordability:

Outstanding value proposition with homes typically ranging from \$450,000 to \$900,000. You're getting square footage, yard space, and quality construction that would cost double in more "name brand" towns. Smart buyers know Buckingham offers premier living without the premium price tag.





## Schools:

Central Bucks School District, the same excellent system as Doylestown, meaning your kids get top-tier education. The school district is a major draw for families making the NYC-to-Bucks County transition.



## Dining & Entertainment:

Multiple township parks, sports leagues for kids, active community organizations. Buckingham attracts young families serious about raising kids in a supportive environment. The township has done an excellent job preserving farmland and open space while allowing thoughtful development.



## Shopping

While Buckingham doesn't have a traditional downtown, you're minutes from multiple shopping centers, the Shops at Buckingham with major retailers, and numerous restaurant options from chains to local favorites.



## Community Vibe:

Buckingham's central location means you're 15 minutes from Doylestown's culture, 20 minutes from New Hope's charm, 45 minutes from Philly, and convenient to major highways for accessing NYC, the Poconos, or Jersey Shore.



## The Lifestyle:

Buckingham is for practical families who want maximum value, excellent schools, and space to spread out. You'll have a home office that's actually an office, a yard where kids can play, and neighbors going through the same life stage. It's the smart choice for building family wealth while enjoying quality of life.

# Jamison:

Quiet Comfort, Family  
Focus, Suburban Ease





## The Vibe:

Jamison embodies peaceful suburban living with a family-first mentality. Less dense than neighboring towns, it offers a residential retreat feel while maintaining easy access to everything Bucks County offers.

## Why NYers Love It:

Coming from NYC's constant stimulation, Jamison's tranquility feels like a healing balm. You can hear birds singing, see stars at night, and watch your kids bike around the neighborhood without anxiety. It's the peace you've been craving.



## Real Estate & Affordability:

Excellent value with homes generally ranging from \$400,000 to \$750,000. Many properties offer generous lots and newer construction or well-maintained homes from the 80s-90s building boom. You're getting space without the premium price tags of more trafficked towns.





## Schools:

Central Bucks School District coverage means quality education is a given. Jamison attracts families specifically for the school reputation combined with affordable housing.



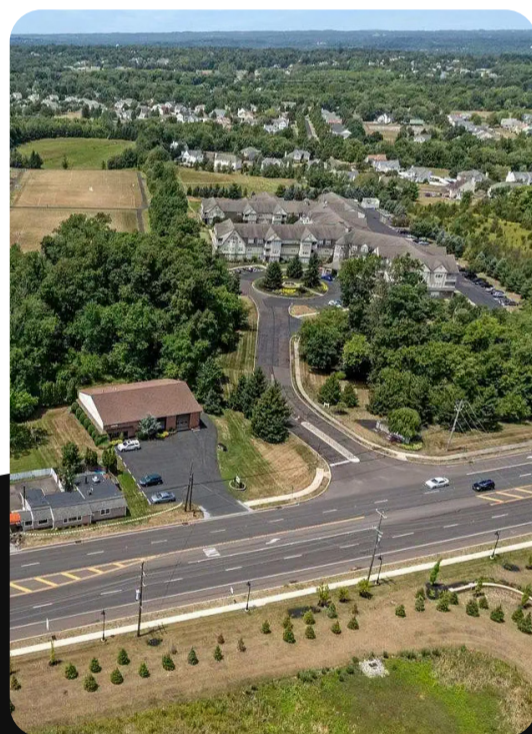
## Community Feel:

Quiet, safe, neighborhood-oriented. Jamison residents chose this area for its low-key atmosphere and family-friendly environment. You'll find Little League games, neighborhood block parties, and parents who actually know each other because they're not rushing past each other constantly.



## The Country Setting:

Despite its quiet character, Jamison sits conveniently near Route 202 and Route 611, making commutes to either city manageable and access to shopping/dining easy. You get tranquility without isolation.



## The Lifestyle:

Jamison is for families who've had enough excitement and want safety, space, and serenity. It's where you move when you're ready to stop proving you're cosmopolitan and start building a calm, centered family life. Your success is measured by your kids' happiness and your reduced stress levels, not by proximity to trendy restaurants.

# Furlong:

## Small-Town Simplicity, Big-Time Value





## The Vibe:

Furlong may be the smallest community on this list, but that's precisely its charm. This quiet enclave offers an authentic small-town experience where everyone waves, local businesses know your name, and life moves at a human pace.

## Why NYers Love It:

Furlong represents the complete opposite of Manhattan—it's intimate, unpretentious, and genuinely neighborly. When New Yorkers dream about "small-town life," this is what they're picturing: a place where your kids can walk to get ice cream and you recognize faces at the local diner.



## Real Estate & Affordability:

Exceptional value with many homes in the \$350,000 to \$600,000 range. Furlong offers entry into premiere Bucks County living at accessible price points, making it ideal for young families or first-time homebuyers leaving NYC.





## Schools:

Central Bucks School District access means you're not sacrificing educational quality for affordability. It's the best of both worlds—reasonable home prices with excellent schools.



## Community Character

Furlong maintains that rare small-town authenticity where high school sports games are community events, local businesses are family-owned institutions, and neighbors help each other. There's a sweetness here that's increasingly hard to find.



## The Country Setting:

While Furlong feels wonderfully removed, you're still minutes from Doylestown's amenities and major highways. It's quiet without being remote—the perfect balance.



## The Lifestyle:

Furlong is for people who want simple, genuine, affordable small-town life. No pretense, no celebrity sightings, just good people living well on properties they can actually afford while their kids attend excellent schools. It's where you move when you realize happiness doesn't require a prestigious address—just a good community.

# Washington Crossing:

Historic Significance,  
Riverside Beauty





## The Vibe:

Washington Crossing carries the weight of American history (yes, THAT crossing) while offering serene riverside living and a tight-knit community. There's something special about living where history happened, and residents here feel it.

## Why NYers Love It:

After years of urban anonymity, there's something soul-satisfying about living in a place with genuine historical significance. Plus, the Delaware River location provides natural beauty and recreation opportunities while keeping you connected to civilization. You get history, nature, and convenience all in one.



## Real Estate & Affordability:

Prices vary widely based on proximity to the river and historic district, ranging from \$450,000 to over \$1.2 million for riverfront properties. The historical cachet and natural setting justify the investment for those who can afford it.





## Schools:

Served by the Council Rock School District, ensuring quality education. Many families are drawn by the combination of great schools and the unique opportunity to raise children with living history in their backyard.



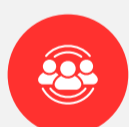
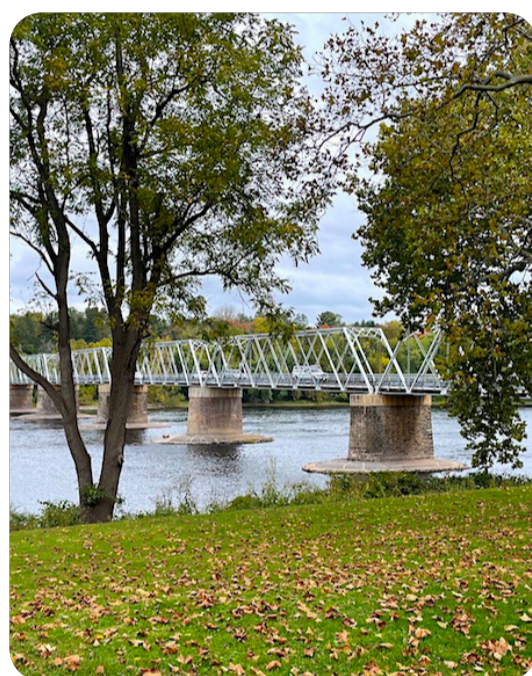
## Dining & Entertainment:

Washington Crossing Historic Park offers 500 acres of preserved history, hiking trails, and the annual Christmas Day reenactment of Washington's famous crossing. Living here means weekend mornings walking where American history was made.



## River Life:

The Delaware River isn't just scenic—it's functional recreation. Kayaking, tubing, fishing, and riverside trails make this a paradise for active families and nature lovers. You're trading subway platforms for river walks.



## Community:

Small, engaged, and historically minded. Washington Crossing attracts residents who appreciate significance, preservation, and natural beauty. It's a thinking person's community where dinner conversations might veer into Revolutionary War history.



## The Lifestyle:

Washington Crossing is for history buffs, nature lovers, and families who want their children growing up with a sense of place and purpose. You're raising kids who'll actually understand American history because they're living where it happened. Plus, you're 45 minutes from Philly, manageable distance to NYC, and minutes from charming river towns for weekend exploring.

# Yardley:

Charming Borough, Riverside  
Location, Community Spirit





## The Vibe:

Yardley borough delivers classic small-town America with a genuine downtown, community events, and Delaware River access. It's got that Gilmore Girls charm but with better restaurant options and easier access to major cities.

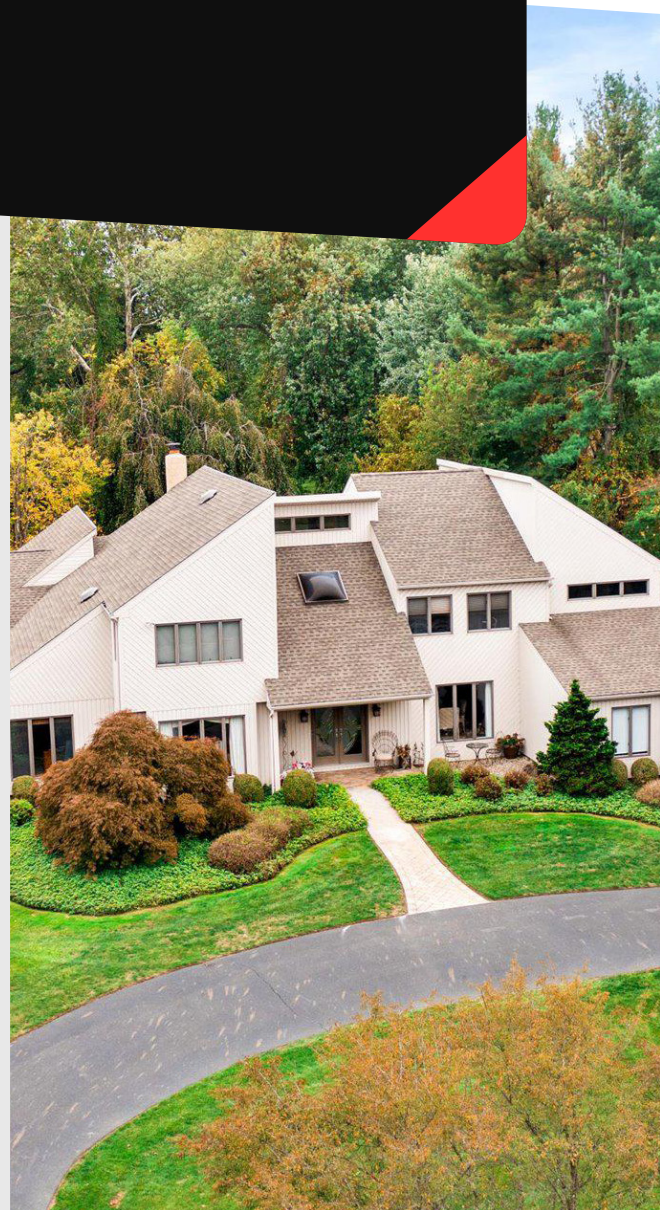
## Why NYers Love It:

Yardley offers the walkable downtown you missed from your neighborhood days—Main Street lined with locally-owned shops, sidewalk cafes, and actual community gathering spaces. The borough's compact footprint means genuine neighborhood living where you'll develop routines and relationships.



## Real Estate & Affordability:

Strong middle-ground pricing from \$350,000 to \$750,000+ depending on location and size. In-borough properties command premiums for walkability, while nearby townships offer more space at lower prices. The variety accommodates different family needs and budgets.





## Schools:

Pennsbury School District serves Yardley with solid academics and comprehensive programs. The district's reputation attracts families prioritizing education without breaking the bank.



## Downtown Experience:

Yardley's Main Street delivers—Coffee shops, boutiques, casual dining, the historic Continental Tavern, ice cream shops where kids meet after school. The Canal Street Pub is a local institution. Regular community events like summer concerts and holiday festivities create real neighborhood cohesion.



## River Access:

The Delaware Canal towpath runs right through Yardley, offering miles of flat, scenic trails for walking, running, or biking. Lake Afton provides fishing and kayaking. You're getting active lifestyle amenities without membership fees.



## Community Spirit:

Yardley residents are genuinely proud of their town and actively maintain its character. The borough government is accessible, local businesses are supported, and neighbors know each other. There's real civic engagement here.



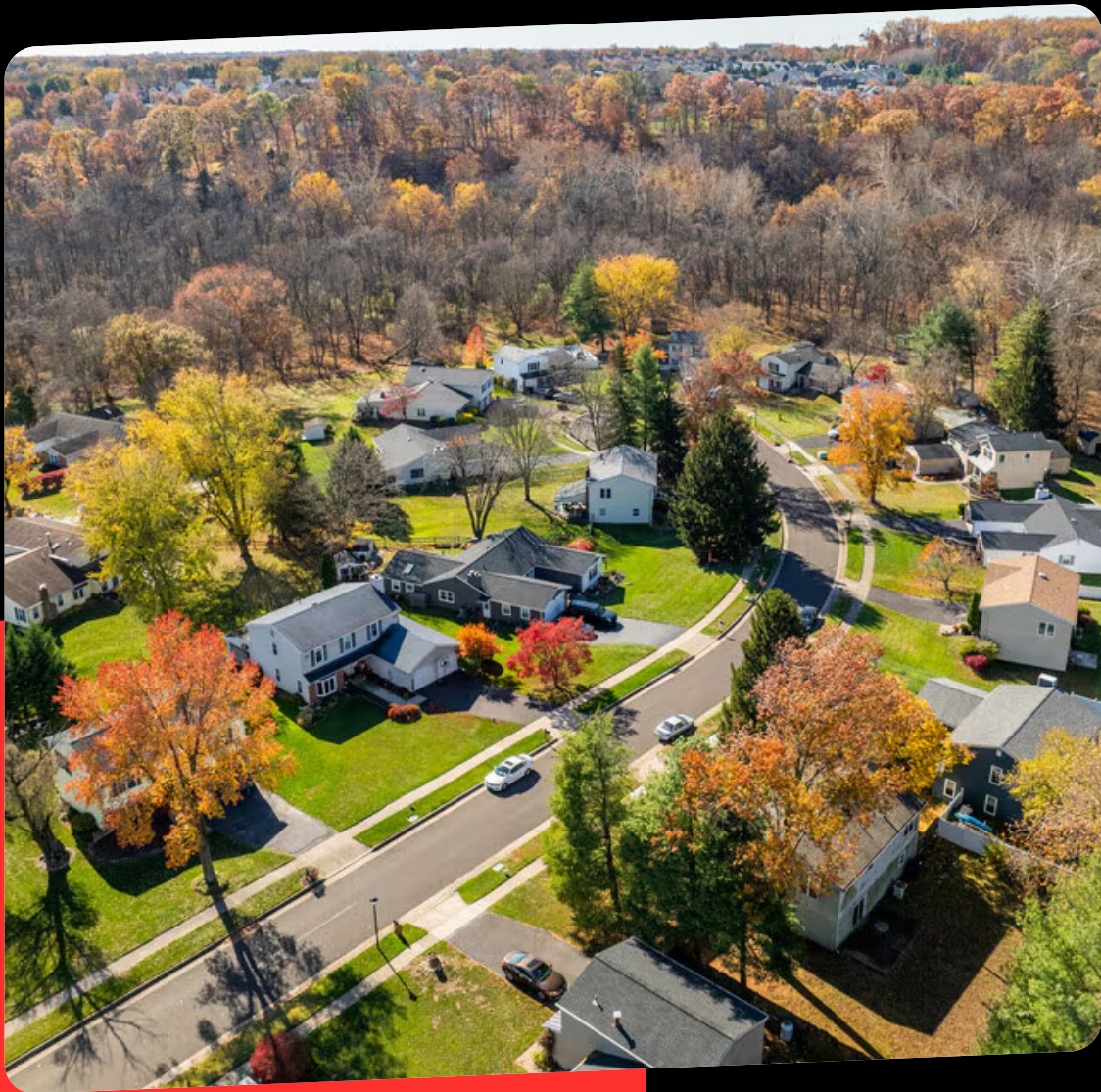
## The Lifestyle:

Yardley is for families who want that quintessential American small-town experience—walking to the hardware store, bumping into neighbors at the farmers market, kids safely biking to friends' houses. You're getting community with a capital C, plus reasonable commutes to both major cities and the Jersey Shore.

# Richboro:

Suburban Serenity,  
Value-Conscious Living,  
Family Foundation

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## The Vibe:

Richboro represents affordable, family-focused suburban living with an emphasis on community and convenience. It's less about status and more about substance—good schools, safe neighborhoods, and families building solid lives.

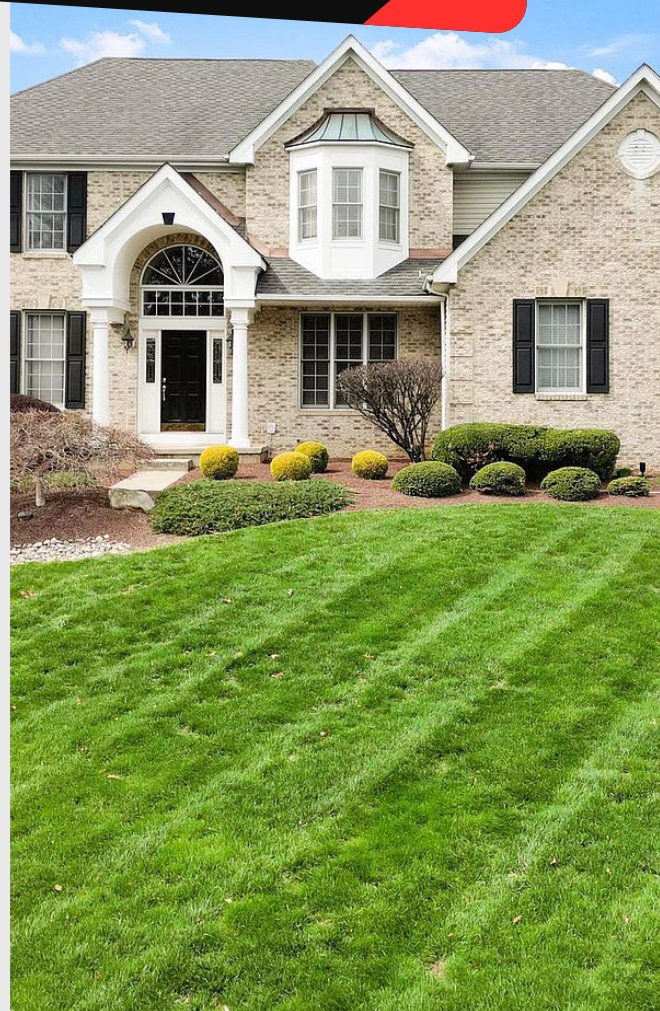
## Why NYers Love It:

When you're exhausted from NYC's relentless expense and competition, Richboro offers relief. Here, you can afford a real house with a yard, save money for your kids' college funds, and stop the financial treadmill. Your life quality improves while your costs decrease.



## Real Estate & Affordability:

Exceptional value proposition with many homes in the \$300,000 to \$550,000 range—the most accessible pricing in premiere Bucks County. First-time buyers and young families find Richboro's combination of affordability and quality irresistible.





## Schools:

Council Rock School District access means excellent education at a fraction of the housing cost of districts like New Hope-Solebury. Smart families know Richboro offers the same quality schools as pricier towns.



## Community & Family Life:

Richboro is where young families build foundations. Parks, playgrounds, youth sports leagues, and a genuinely neighborly atmosphere make this ideal for raising children. The community is full of families at similar life stages supporting each other.



## Convenience:

Despite lower costs, Richboro doesn't skimp on convenience. You're near shopping centers, major roads for commuting, and positioned for easy access to Philadelphia, NYC, and recreational destinations.



## The Smart Money Move:

Financial advisors love Richboro—clients who move here instead of more expensive towns can invest the difference, retire earlier, or simply reduce financial stress. You're getting 90% of the lifestyle at 60% of the cost.



## The Lifestyle:

Richboro is for pragmatic families who prioritize financial stability, excellent schools, and community over prestige addresses. You're building wealth while your kids attend great schools and grow up in safe neighborhoods. It's the smart choice that lets you actually enjoy life instead of constantly stressing about money.

# The Bucks County Advantage:

## Why Any of These Towns Beats NYC



### Lower Taxes:

Pennsylvania property taxes and cost of living are significantly lower than NYC. You'll actually keep more of what you earn.



### Two-City Access:

Positioned between Philadelphia (45-60 minutes) and NYC (90-120 minutes), you maintain cultural and professional access while escaping daily urban stress.



### Weekend Playgrounds:

Jersey Shore beaches (60-90 minutes), Pocono Mountains skiing and hiking (60-75 minutes), and Delaware River towns (right here) provide endless recreation options. Your weekends become adventures instead of errands.



### Schools That Work:

These districts consistently rank among Pennsylvania's best, offering quality education without private school tuition. Your kids get personal attention in schools that actually know them.



### Small-Town Life, Big-Town Access:

Every town listed offers genuine community—people who know your name, streets safe for kids, local businesses to support—while keeping you connected to metropolitan amenities when you want them.



### Space to Breathe:

Yards, driveways, home offices, finished basements—luxuries impossible in NYC become standard here. Your square footage doubles (or triples) while your costs decrease.



### Quality of Life:

Imagine mornings without subway anxiety, evenings walking tree-lined streets, weekends at farmers markets instead of fighting crowds. That's every single day in Bucks County.

# Ready to Make Your *Move*?

The Wolf of Reel Estate, Jason Freedman, has guided countless NYC families through this exact transition. His deep knowledge of Bucks County means he'll match you with the perfect town for your family's unique needs—whether that's New Hope's artistic culture, Doylestown's walkable downtown, Solebury's private estates, or Richboro's exceptional value.

Jason understands the NYC-to-Bucks County migration because he's seen it transform lives repeatedly. Families arrive exhausted, overwhelmed, and financially stretched. Within months of moving to one of these premiere towns, they're different people—relaxed, engaged with community, and genuinely happy with their choice.

Whether you're seeking a primary residence to raise your family in clean air and open space, or a second home escape from city chaos where you can recharge on weekends, Jason's expertise ensures you'll find your perfect Bucks County match.

The question isn't whether to leave NYC—you're already considering it. The question is which of these ten incredible towns will become your family's new home. Contact Jason Freedman at RE/MAX Newtown today and start your journey from concrete jungle to small-town paradise.

Your future neighbors are already here waiting to welcome you home.

[LEARN MORE →](#)

Jason  Freedman