

# \$987,500 - 230 Banyan Dr, STATE COLLEGE

MLS® #PACE2513756

**\$987,500**

5 Bedroom, 4.00 Bathroom, 3,286 sqft  
Residential on 0.40 Acres

HILLSIDE FARM ESTATES, STATE COLLEGE, PA

Welcome to your dream home! This stunning NEW CONSTRUCTION is now available for sale, offering an exquisite blend of spaciousness, modern upgrades, and meticulous attention to detail. Nestled on a generous .40-acre lot, 230 Banyan Drive has almost 3,300 square feet of luxurious living space. As you enter this magnificent craftsman style home from the covered porch, natural oak hardwood flooring flows throughout the entire 1st floor and the open floor plan seamlessly connects the various living areas, creating an open and harmonious flow throughout. With its abundant square footage, this home provides ample room for both entertaining and comfortable family living. The walls are a warm and rich light beige color with off-setting bright white trim, creating a crisp, clean ambiance that invites relaxation and tranquility. Huge windows drench the enormous 2 story family room with natural light and the double wagonwheel chandelier and extra large gas fireplace with a stacked stone surround and black granite hearth really make a grand statement. The kitchen is a true chef's delight, with 2 tone painted Maple cabinets with double stacked wall cabinets offer an abundance of storage space for all your culinary needs. The gigantic 8'™x 4'™ quartz eating area island with its pendant lights is the visual centerpiece to the kitchen and brand new matching stainless steel refrigerator, gas range and dishwasher make



this a chef’s dream. The kitchen seamlessly flows into the formal dining area with it's tray ceiling with double crown moulding, making it ideal for both casual family dinners and formal gatherings. The spacious master suite on the 2nd level has a soaring vaulted ceiling with recessed lighting as well as a chandelier and really makes it a true relaxing sanctuary. The master bathroom’s oversized tile shower with it's 6 shower jets, hand shower, and 16” rainfall shower head with built in seat, built in niche, and recessed light above help wash away your daily stress. Bedrooms #2 and #3 are also huge and share a bathroom while Bedroom #4 has it's own private bathroom. There is large home office / formal living room on the main level as well as another study / bedroom #5. Relax on the rear deck with steps going down to the rear yard. The home is equipped with 2 high efficiency Amana heat pumps, an on demand propane tankless water heater, water softner system, whole house humidifier and active radon mitigation system. The walk-out lower level is pre-plumbed for a future bath and has 2 large windows as well as a 6' french door leading to a concrete patio in the rear yard. Located in the desirable and serene Hillside Farm Estates neighborhood, you are only minutes from State College and Penn State, yet tucked away from any traffic and noise. It's an idyllic haven that combines the perfect balance of modern upgrades, comfortable living spaces, and a prime location. Don't miss this opportunity to make this impeccable home yours and experience the epitome of luxury living! Ready to move in!

Built in 2024

**Essential Information**

|        |             |
|--------|-------------|
| MLS® # | PACE2513756 |
| Price  | \$987,500   |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,286       |
| Acres          | 0.40        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Craftsman   |
| Status         | Active      |



## Community Information

|              |                       |
|--------------|-----------------------|
| Address      | 230 Banyan Dr         |
| Area         | Ferguson Twp (16424)  |
| Subdivision  | HILLSIDE FARM ESTATES |
| City         | STATE COLLEGE         |
| County       | CENTRE-PA             |
| State        | PA                    |
| Municipality | FERGUSON TWP          |
| Zip Code     | 16801                 |

## Amenities

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Amenities    | Attic, Crown Molding, Recessed Lighting, Walk-in Closet(s), Water Treat System |
| Utilities    | Electric Available, Sewer Available, Water Available                           |
| Parking      | Concrete Driveway                                                              |
| # of Garages | 2                                                                              |
| Garages      | Garage - Front Entry                                                           |

## Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                                                             |
| Appliances        | Dishwasher, Dual Flush Toilets, Energy Star Appliances, Icemaker, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances, Water Dispenser, Water Heater - Tankless |
| Heating           | Heat Pump(s)                                                                                                                                                                                |
| Cooling           | Heat Pump(s)                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Daylight, Partial, Poured Concrete                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                         |

|                 |             |
|-----------------|-------------|
| # of Fireplaces | 1           |
| Fireplaces      | Gas/Propane |
| # of Stories    | 2           |
| Stories         | 2 Story     |

## Exterior

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Exterior        | Brick Veneer, Concrete/Block, Frame, Shake, Vinyl Siding |
| Lot Description | Backs to Trees, Landscaping, Rear Yard                   |
| Windows         | Double Hung, Low-E, Screens                              |
| Roof            | Asphalt, Metal                                           |
| Foundation      | Other                                                    |

## School Information

|          |                    |
|----------|--------------------|
| District | STATE COLLEGE AREA |
|----------|--------------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 222              |
| Zoning         | R1               |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | ListWithFreedom.com |
|----------------|---------------------|

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