

\$699,000 - 187 American Way, DOWNINGTOWN

MLS® #PACT2093492

\$699,000

3 Bedroom, 3.00 Bathroom, 2,946 sqft

Residential on 0.07 Acres

TRADITIONS OF AMERICA AT WEST BRANDYWINE, DOWNINGTOWN, PA

Exceptional Home in Traditions of America @ Brandywine – A Rare Opportunity
Nestled in one of the most sought-after neighborhoods of Traditions of America, this exceptional home is being offered to the public for the first time. Thoughtfully designed and meticulously maintained, this home offers not just a place to live—but a lifestyle to cherish.

Imagine waking up to the soft glow of the sunrise, enjoying your morning coffee from the comfort of your private patio. In the evening, as the sun dips below the horizon, the sky transforms into a breathtaking display of colors—right outside your door. This home offers a rare blend of serenity and convenience, where peaceful surroundings meet easy access to amenities.

A Home Designed for Comfort & Elegance
Beyond its ideal location, this home offers more space between neighboring properties, providing privacy and tranquility. Step inside to discover an inviting layout with upgraded finishes that make every space feel warm and welcoming.

Premium Upgrades & Features:

• **Gourmet Kitchen:** The heart of the home features a wall oven, pull-out cabinets, upgraded sink and faucet, and a stunning tile backsplash—all illuminated by dimmable under-cabinet LED lighting. Perfect for hosting,



cooking, and creating memories.

• Spacious & Elegant Living Areas: An open floor plan offering formal living room, dining room, private study, great room with a grand beveled wall mirror, gorgeous kitchen complete with Cambria Quartz jeweled countertops, upgraded baseboards and upgraded lighting all add a touch of sophistication.

• A Backyard Oasis: The expanded 10x16 patio is designed for outdoor entertaining, whether it's enjoying an evening cocktail under the stars or hosting a summer barbecue with friends and family. A custom-designed, power-equipped awning provides shade and ambiance with dimmable lights.

• Comfort & Efficiency: Enjoy year-round comfort with a Noritz tankless hot water heater, an Aprilaire Humidifier & Electronic Air Purifier, and a regularly maintained HVAC system. The home offers a Generac whole house generator-ready for ultimate peace of mind.

• Functional & Stylish Garage: More than just a place to park, the garage features insulated walls and ceiling, extra outlets, professional cabinetry, and lighted ceiling fans—a perfect space for hobbies or additional storage.

• Move-In Ready: New hardwood floors throughout (installed in 2023) provide a fresh, modern touch—no carpet, except on the staircase. Every detail has been carefully considered, from recessed lighting in multiple rooms to a Dynamark security system for added security.

A Community Like No Other

This home isn't just a property—it's a

gateway to a vibrant, active lifestyle. Whether you’re taking a peaceful stroll through the neighborhood, enjoying the community amenities which include the swimming pool, yoga studio, gym, golf simulator, shuffle board courts, clubhouse lounge, billiard room and movie area or simply relaxing in your beautifully upgraded home, life here is about more than just a house—it’s about living well.

Don’t miss this rare opportunity to own one of the finest homes in Traditions of America. Schedule your tour today and experience firsthand the beauty, luxury, and warmth this home has to offer.

Built in 2021

Essential Information

MLS® #	PACT2093492
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,946
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active Under Contract

Community Information

Address	187 American Way
Area	West Brandywine Twp (10329)
Subdivision	TRADITIONS OF AMERICA AT WEST BRANDYWINE
City	DOWNINGTOWN
County	CHESTER-PA
State	PA

Municipality	WEST BRANDYWINE TWP
Zip Code	19335

Amenities

Amenities	Bathroom - Walk-In Shower, CeilingFan(s), Recessed Lighting, Wood Floors
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Appliances	Dishwasher, Disposal, Dryer, Oven-Wall, Built-In Microwave, Cooktop, Humidifier, Oven-Self Cleaning, Refrigerator, Stainless Steel Appliances, Washer, Air Cleaner
Heating	90% Forced Air
Cooling	Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding, Alum/Steel Siding
Exterior Features	Awning(s)
Foundation	Slab

School Information

District	COATESVILLE AREA
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Additional Information

Date Listed	March 20th, 2025
Days on Market	152
Zoning	RESIDENTIAL

Listing Details

Listing Office	EXP Realty, LLC
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Listing information last updated on October 25th, 2025 at 6:30am EDT