

\$4,250,000 - 2585 Charlestown Rd, PHOENIXVILLE

MLS® #PACT2094746

\$4,250,000

5 Bedroom, 3.00 Bathroom, 3,660 sqft
Residential on 65.40 Acres

NONE AVAILABLE, PHOENIXVILLE, PA

Hidden deep in the heart of Charlestown Township lies one of the most extraordinary properties in the region, 65 acres of private, protected beauty hidden behind over 80 acres of farmland. This is not just a rare parcel; it's a sanctuary, fully shielded from the outside world, yet less than 10 minutes to Malvern and Phoenixville, 15 minutes to Valley Forge, and within easy reach of Philadelphia. The property overlooks hundreds of acres of conservation land, much of it safeguarded by the current owner, ensuring the uninterrupted, soul-stirring views will remain for generations. The land offers tremendous flexibility, with an existing conservation easement that allows for the addition of one to two modern masterpieces to be sited with intention and elegance, each home a potential architectural legacy in its own right. But before you ever consider building, there is a home here, a home of great significance. The original 1800s stone farmhouse was transformed in the mid-1940s by Oscar Stonorov, a pioneering modernist credited for helping to bring European modernism to American soil. His vision is alive in every line of the home, blurring the boundaries between structure and landscape, as floor-to-ceiling windows frame a protected, unchanging panorama of rolling hills and wooded valleys. The Stonorov addition is a living work of art. Anchored by a Georgia marble wall that extends to the exterior, the space features Wharton Esherick handles, and one of the first known instances of



glass-on-glass corner windows in American residential architecture. Opposite the Georgia Marble wall is an incredible piece of local art history, the mural study for the painting Philadelphia Panorama. Lucius Crowell was the original owner of this home and before his painting adorned the walls of Hopkinson House in Washington Square, he created the study on this very wall. Whether you dream of reviving a historic farm, designing a modern architectural retreat, or simply preserving a natural treasure, this property is ready. With farm status tax benefits, potential equestrian uses, and deep cultural and environmental roots, 2585 Charlestown Road is as versatile as it is awe-inspiring. Seamlessly blending seclusion with accessibility the property is minutes from major hubs for business, leisure and education. Located in the award-winning Great Valley School District and near some of our areas most elite private institutions such as Montgomery School (Pre-K-8), Villa Maria Academy, Malvern Prep, and Episcopal Academy, finding a school that matches this property's prestige is easy. Opportunities like this do not come twice. This is land you don't just own, you steward it. A home you don't just live in, you inherit its story. And a setting that doesn't just take your breath away, it keeps it.

Built in 1860

Essential Information

MLS® #	PACT2094746
Price	\$4,250,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,660
Acres	65.40
Year Built	1860

Type	Residential
Sub-Type	Detached
Style	Colonial, Contemporary
Status	Active

Community Information

Address	2585 Charlestown Rd
Area	Charlestown Twp (10335)
Subdivision	NONE AVAILABLE
City	PHOENIXVILLE
County	CHESTER-PA
State	PA
Municipality	CHARLESTOWN TWP
Zip Code	19460

Amenities

Amenities	Built-Ins, Exposed Beams, Wood Floors
Utilities	Cable TV, Phone, Water Available
Parking	Paved Driveway, Dirt Driveway, Crushed Stone
# of Garages	3
Garages	Additional Storage Area
View	Garden/Lawn, Panoramic, Pasture, Scenic Vista, Trees/Woods

Interior

Interior Features	Floor Plan-Open
Heating	Hot Water, Steam
Cooling	None
Has Basement	Yes
Basement	Partial
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Stone
Exterior Features	Outbuilding Apartment, Play Area, Secure Storage, Other, Patio
Lot Description	Backs to Trees, Adjoins - Open Space, Front Yard, Not In Development, Open, Partly Wooded, Private, Rear Yard, Subdivision Possible,

Trees/Wooded, Vegetation Planting, Year Round Access

Foundation Permanent

School Information

District GREAT VALLEY

Additional Information

Date Listed May 19th, 2025

Days on Market 158

Zoning V10: LAND RESIDENTIAL F20

Listing Details

Listing Office KRG Residential

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Listing information last updated on October 23rd, 2025 at 5:16pm EDT