

\$1,347,800 - 1737 Shadyside Rd #bp, DOWNINGTOWN

MLS® #PACT2100760

\$1,347,800

4 Bedroom, 3.50 Bathroom, 3,423 sqft

Residential on 14.52 Acres

NONE AVAILABLE, DOWNINGTOWN, PA

Imagine the possibilities—your brand new built dream home nestled on over 14 acres of scenic land, offering unmatched privacy and the beauty of nature right outside your door. Partner with Eddy Homes, a locally respected builder and proud recipient of the Homebuilder of the Year award, to bring your vision to life.

Featured here is the Bowmore floorplan, designed for both luxurious living and effortless entertaining. The gourmet kitchen flows seamlessly into a bright breakfast area and expansive great room, creating an inviting space for everyday life and gatherings alike. A formal dining room and adjacent butler's pantry elevate every meal and make hosting a breeze.

Work from home in comfort and style in the spacious study, located just off the open front foyer. Upstairs, the stunning owner's suite serves as a private retreat, complete with spa-inspired en-suite bath, and walk-in closets. Three additional bedrooms, two full baths, and a large laundry room offer functionality and comfort for family and guests.

The lower level presents endless opportunities—finish the basement to create your own custom bar, fitness center, or game room, tailored exactly to your lifestyle.

Best of all, you'll have the opportunity to personalize your home with selections from



the Eddy Homes Design Studio, ensuring every detail reflects your unique taste. The location is great-you're minutes away from Highland Orchards, United Sports, Downingtown, Exton and West Chester and Downingtown Area Schools.

Photos are of a similar model. Pricing and finishes may vary based on final selections.

Built in 2025

Essential Information

MLS® #	PACT2100760
Price	\$1,347,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,423
Acres	14.52
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional, Transitional
Status	Active

Community Information

Address	1737 Shadyside Rd #bp
Area	West Bradford Twp (10350)
Subdivision	NONE AVAILABLE
City	DOWNINGTOWN
County	CHESTER-PA
State	PA
Municipality	WEST BRADFORD TWP
Zip Code	19335

Amenities

Amenities	Bathroom - Walk-In Shower, Tub Shower, Soaking Tub, Attic, Pantry,
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	Upgraded Countertops, Walk-in Closet(s), Wood Floors
# of Garages	2
Garages	Garage - Side Entry, Garage Door Opener
View	Trees/Woods

Interior

Heating	None
Cooling	Central A/C
Has Basement	Yes
Basement	Interior Access
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone, Vinyl Siding, HardiPlank
Foundation	Block

School Information

District	DOWNINGTOWN AREA
Elementary	WEST BRADFORD
Middle	DOWNINGTON
High	DOWNINGTOWN HS WEST CAMPUS

Additional Information

Date Listed	June 9th, 2025
Days on Market	137
Zoning	R-1

Listing Details

Listing Office	KW Greater West Chester
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