

\$1,527,800 - 1737 Shadyside Rd #rd, DOWNINGTOWN

MLS® #PACT2100774

\$1,527,800

5 Bedroom, 4.50 Bathroom, 4,358 sqft

Residential on 14.52 Acres

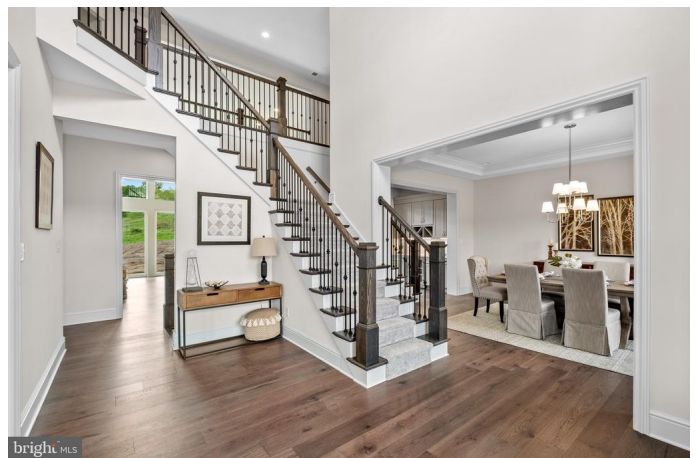
NONE AVAILABLE, DOWNINGTOWN, PA

Create Your Dream Retreat “ Envision a brand-new custom home set on more than 14 acres of picturesque land, offering unmatched tranquility, space, and natural beauty. With Eddy Homes—an award-winning local builder named Homebuilder of the Year—you have the opportunity to build a truly personalized sanctuary.

Welcome to The Rosebank “ a spacious and beautifully crafted floorplan designed for modern living with timeless style. From the moment you step into the grand two-story foyer, you™ll feel the elegance and openness that defines this home.

The expansive main level is tailor-made for gathering and entertaining. Enjoy a designer kitchen featuring an oversized island, a sunny morning room for relaxed meals, and a formal dining room complete with a butler™s pantry for effortless hosting. The two-story great room makes a bold impression with a dramatic stone fireplace and a wall of windows that fill the space with natural light.

Out-of-town guests will appreciate the comfort of a private first-floor suite with an en-suite bath. Upstairs, retreat to the owner™s suite—a luxurious haven with a spa-inspired bath, freestanding soaking tub, large corner shower, and generous walk-in closet. Additional highlights on the second floor include spacious secondary bedrooms, a Jack



and Jill bathroom, and a stylish laundry room.

Bring Your Vision to Life “ Customize your home from top to bottom with expert guidance from the Eddy Homes Design Studio, where your unique preferences take center stage.

Prime Location “ Ideally situated near Highland Orchards, United Sports, and the vibrant shops and restaurants of Downingtown, Exton, and West Chester. Served by the highly rated Downingtown Area School District.

Photos shown are of a similar model. Pricing and features may vary based on your chosen selections.

Built in 2025

Essential Information

MLS® #	PACT2100774
Price	\$1,527,800
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,358
Acres	14.52
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Traditional, Transitional
Status	Active

Community Information

Address	1737 Shadyside Rd #rd
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, 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 10th, 2025
Days on Market	136
Zoning	RES

Listing Details

Listing Office	KW Greater West Chester
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Listing information last updated on October 23rd, 2025 at 2:16pm EDT