

\$590,000 - 187 Smithworks Blvd, PHOENIXVILLE

MLS® #PACT2101408

\$590,000

3 Bedroom, 3.00 Bathroom, 2,495 sqft

Residential on 0.00 Acres

STEELPOINTE, PHOENIXVILLE, PA

Come see why Phoenixville was just voted "BEST SMALL TOWN IN THE UNITED STATES". Welcome to your future home—a stunning four-floor townhouse nestled in the vibrant urban community of Steelpointe. This quality ROCKWELL built home is just 3 years young and offers the perfect blend of luxury, convenience, and style. Imagine living just a short stroll from the bustling heart of Bridge Street, where popular bars and restaurants await your exploration. Step inside to discover a spacious multi-purpose room on the first level. This versatile space can effortlessly transform into a home gym, office, or an additional bedroom, tailored to fit your lifestyle needs. The convenience of an attached two-car garage with a private driveway and extra parking out front ensures ample space for your vehicles and guests. Ascend to the main living level, where culinary and social dreams come to life. The kitchen boasts a magnificent, oversized island with sleek quartz countertops with breakfast bar seating for 6, perfect for casual dining or entertaining. The adjoining dining area provides a space for family dinners and gatherings. The living room is a sanctuary of comfort, featuring a cozy gas fireplace and access to a charming balcony that spans 10 ft (3 ft more than the standard!), ideal for morning coffee, evening relaxation, or just chilling with Friends. The privacy panels on the balcony offer a secluded retreat. The third level is dedicated to rest and rejuvenation, housing three nicely sized



bedrooms. Each room offers ample closet space, while the owner's suite is a true retreat with walk-in closets and a ensuite bathroom. Indulge in the walk-in shower stall adorned with stylish tile accents. A hall bathroom and convenient laundry space complete this level, adding to the practicality and ease of living. The top floor presents a bonus loft area, providing even more flexibility. Whether you choose to create an additional bedroom, a private office, or a creative studio, the options are endless. This loft, with unique cathedral ceiling, also features a second half bathroom, enhancing its functionality. Living here means becoming part of an active, welcoming community. With its walkable proximity to Bridge Street's lively social scene, you'll enjoy the perfect balance of urban excitement and residential tranquility. This townhouse is more than just a home—it's a lifestyle. Experience the best of urban living with all the comforts and conveniences you desire. Before you go, be sure to check out the amenities that Steelpointe offers. Walk, or bike the trail, visit the tot lot and stop by the dog park!! Don't miss the chance to make this dream property your own. Contact us today to schedule a viewing and step into a future of endless possibilities.

Built in 2022

Essential Information

MLS® #	PACT2101408
Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,495
Acres	0.00
Year Built	2022

Type Residential
 Sub-Type Condo, Interior Row/Townhome
 Style Colonial
 Status Active

Community Information

Address 187 Smithworks Blvd
 Area Phoenixville Boro (10315)
 Subdivision STEELPOINTE
 City PHOENIXVILLE
 County CHESTER-PA
 State PA
 Municipality PHOENIXVILLE BORO
 Zip Code 19460

Amenities

Amenities Tub Shower, Stall Shower, Countertops, Walk-in Closet(s), Wood Floors
 Parking Paved Driveway, Private
 # of Garages 2
 Garages Garage - Rear Entry, Inside Access

Interior

Interior Features Floor Plan-Open
 Appliances Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Electric, Refrigerator
 Heating Forced Air
 Cooling Central A/C
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Gas/Propane, Mantel(s)
 # of Stories 4
 Stories 4

Exterior

Exterior Vinyl Siding, Alum/Steel Siding
 Exterior Features Sidewalks, Play Area
 Roof Shingle
 Foundation Slab

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Comparison Review

187 Smithworks Blvd	New Construction
Sell Price: \$590,000	\$599,490 to \$619,490
Square Footage: 2,495 sqft	2,135 sqft
Cost per sqft: \$236/sqft	\$281/sqft to \$290/sqft
Features: 4 th floor with added bathroom, 4 th floor office space and entertainment room, Oversized 4-car driveway, Additional front street parking, Extended 10 ft deck, Front door side-lights, Large front door portico, Immediate Move-In ready, Family-sized 11 ft granite island	No 4 th floor, No 4 th floor, Standard 2 car driveway, No front street parking, Standard 8 ft deck, No side lights, Smaller overhang, Waiting completion, Std 3 seat island

187 Smithworks Blvd is the WINNER in every category.

Items added (by Owner after purchase)
 Custom tile backsplash: \$1,800
 Island overhead wiring and lights: \$1,800
 Upper attic storage room: \$4,000

Included Items - Included by Seller
 Premium Refrigerator: \$1,800
 Premium Front-load high capacity washer: \$1,200
 Matching Premium Dryer: \$1,200
 Cordless Up-Down Window Shades throughout: \$4,000
 Whole house water softener: \$2,500

Winner in price, size, and additional features is 187 Smithworks Blvd
 Representing an estimated **\$21,890 savings** advantage over new construction. That's before considering the added features: larger home, more storage, larger deck, larger driveway and front entrance features, just to mention a few.

The data above is sourced from Zillow and estimates. Buyer should make their own evaluation with this as a guide

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School Information

District	PHOENIXVILLE AREA
High	PHOENIXVILLE

Additional Information

Date Listed	June 25th, 2025
Days on Market	111
Zoning	R55

Listing Details

Listing Office	BHHS Fox & Roach-Collegeville
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