

\$1,100,000 - 45 Orchard Ln, BERWYN

MLS® #PACT2101956

\$1,100,000

5 Bedroom, 4.00 Bathroom, 4,255 sqft

Residential on 0.16 Acres

NONE AVAILABLE, BERWYN, PA

You know the feeling “when you step into a space and immediately feel like it was made for you. That’s exactly what happens the moment you arrive at 45 Orchard Lane in Berwyn. Tucked away on a quiet, tree-lined street in the prestigious Tredyffrin-Easttown School District, this brand-new custom home is everything you’ve been dreaming of” and more. The exterior immediately sets the tone with its modern charm: James Hardie siding, a sleek standing seam metal roof, and Andersen doors welcome you in with elegance and strength. The EP Henry patio and TimberTech front porch practically beg for cozy morning coffee or wine with friends at golden hour. The professionally landscaped yard is already done “no weekend projects required” and the five-car driveway ensures there’s room for everyone. But step inside, and it’s the heart of the home that captures yours. The kitchen is a showstopper. Designed with intention, it features Makellos custom cabinetry, stunning quartz countertops, a designer tile backsplash, and top-tier GE Profile appliances. Whether you’re preparing a holiday meal or unpacking takeout, this kitchen makes it feel special. The open-concept layout flows effortlessly “perfect for entertaining, yet grounded in warmth and comfort for everyday living. With five spacious bedrooms, there’s room for everyone” and for everything. Three full bathrooms and two beautifully finished powder rooms mean no more waiting for a turn. Each



bathroom is custom-tiled with gorgeous finishes, including glass-enclosed showers and custom vanities that feel more boutique hotel than builder-grade. The white oak engineered hardwood floors add sophistication and warmth throughout the main level, while downstairs, the fully finished basement offers space for a home gym, playroom, media lounge, or whatever your heart desires – all with durable LVP flooring. Every detail has been thought through: dual-zone high-efficiency HVAC systems, instant hot tankless water heater, 200-amp service plus a 100-amp subpanel, and a second-floor laundry room right where you need it. But what you’ll love most is how this home feels: spacious but not cold, luxurious but livable, modern but timeless. It’s not just a house – it’s a place where memories are made. A place where you can settle in, breathe deep, and say, “This is home.” If you’ve been waiting for the one, this is it. Schedule your private showing today and fall in love with everything 45 Orchard Lane has to offer.

Built in 2025

Essential Information

MLS® #	PACT2101956
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,255
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	45 Orchard Ln
Area	Tredyffrin Twp (10343)
Subdivision	NONE AVAILABLE
City	BERWYN
County	CHESTER-PA
State	PA
Municipality	TREDYFFRIN TWP
Zip Code	19312

Amenities

Amenities	Bathroom - Walk-In Shower, Staircase, Master Bath(s), Radiator, Hardwood Floors, Upgraded Countertops
Utilities	Propane

Interior

Interior Features	Floor Plan-Open
Appliances	Cooktop, Dishwasher, Built-In Microwave, Oven/Range-Gas, Range hood, Stainless Steel Appliances, Water Heater - Tankless
Heating	Forced Air, 90% Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding, Concrete/Block
Exterior Features	Exterior Lighting, Patio, Porch(es), Fenced-Partially, Fenced-Rear, Wood Fence
Windows	Replacement
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	TREDYFFRIN-EASTTOWN
Elementary	HILLSIDE
Middle	T E MIDDLE
High	CONESTOGA SENIOR



Additional Information

Date Listed	June 24th, 2025
Days on Market	119
Zoning	RESIDENTIAL

Listing Details

Listing Office	Coldwell Banker Realty
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