

\$825,000 - 1200 Dunsinane HI, CHESTER SPRINGS

MLS® #PACT2104180

\$825,000

5 Bedroom, 2.50 Bathroom, 3,079 sqft

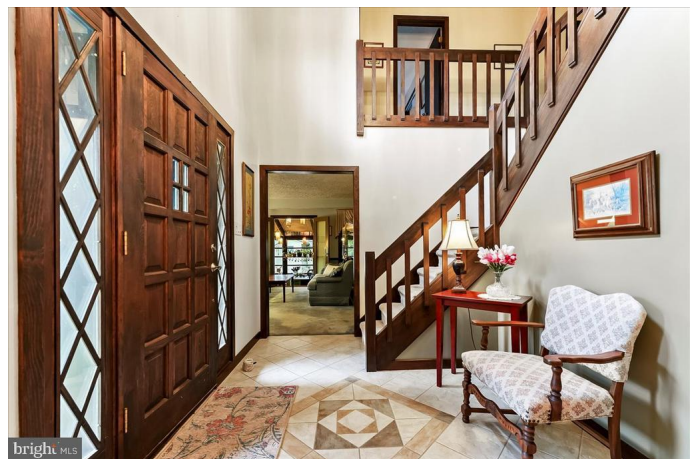
Residential on 1.00 Acres

NONE AVAILABLE, CHESTER SPRINGS, PA

Set against the backdrop of Chester County's rolling hills and winding country roads, this custom-built home at the end of a quiet cul-de-sac captures the spirit of the area's timeless, thoughtful, and built to last. Cherished by its original owners, the property reflects years of care, stewardship, and investment. While not overly flashy in style, its true value lies in the countless main system upgrades, and meticulous upkeep that make it so functionally modern.

From the moment you step into the two-story foyer with its graceful staircase, you'll sense the craftsmanship that defines this home. Gather in the formal dining room for holiday meals, or curl up by the family room's full-wall, wood-burning fireplace on cool evenings. The updated kitchen, with quartz counters and an oversized black stainless refrigerator and warm wood tones blends today's conveniences with a classic, welcoming design. The living room's bay window is a plant lovers dream, while the three-season room overlooks peaceful woodlands—a daily reminder of the beauty of this region.

Upstairs, the primary suite offers a retreat of its own, with a Juliet balcony, sitting room, and spa-like en suite bath with a luxurious oversized walk-in shower. There is a very spacious yet private office on the 2nd floor with a separate back staircase just off of the side entrance and mudroom. This would also serve as a great in-law suite, 5th bedroom or



flex space. There is attic/storage access off of this room as well.

There are also three additional bedrooms and a full hall bath on the 2nd floor.

What truly sets this home apart is the investment the owners have made over the years including:

New roof including plywood (2012), Three season room addition (2004), Well Pump (2006), Separate Detached Rear Garage (2007-2008), Several newer windows-Marvin Windows and garage doors (2011), Quartz countertops kitchen and powder room (2012), New Garage Doors and Railings (2013), Flooring and Some Bathroom Upgrades (2014), Heat pump (2018), Driveway work & New Outdoor Lamp Posts (2014-2016), Whole-house propane generator (2022), Fireplace chimney cleaned (2023), and a Water conditioning system (2024) Inquire for the complete list, the major items have all been done for you. All you need is your own cosmetic touches and you'll have instant equity.

Utility spaces are just as thoughtfully designed.

The oversized two-car attached garage features a unique pulley system for lowering heavy equipment into the high-ceilinged basement workshop, while a solid concrete block outbuilding/separate garage offers additional workshop or creative space—perfect for projects and hobbies.

Here you'll find a setting that feels tucked away on a beautiful cul-de-sac, yet you're only minutes to Exton, Phoenixville, Marsh Creek State Park, Valley Forge, and the PA Turnpike. Downingtown Schools!

This is more than just a house—it's a Chester County retreat where quality and care stand the test of time.

Built in 1983

Essential Information

MLS® #	PACT2104180
Price	\$825,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,079
Acres	1.00
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	1200 Dunsinane HI
Area	West Pikeland Twp (10334)
Subdivision	NONE AVAILABLE
City	CHESTER SPRINGS
County	CHESTER-PA
State	PA
Municipality	WEST PIKELAND TWP
Zip Code	19425

Amenities

Amenities	Additional Stairway, Bathroom - Walk-In Shower, Crown Molding, Upgraded Countertops, Water Treat System
Parking	Asphalt Driveway, DW - Circular, Private
# of Garages	3
Garages	Additional Storage Area, Garage - Front Entry, Inside Access, Oversized
View	Garden/Lawn, Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stucco, Stone
Foundation	Block

School Information

District	DOWNINGTOWN AREA
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Additional Information

Date Listed	October 1st, 2025
Days on Market	16
Zoning	RESIDENTIAL

Listing Details

Listing Office	Compass RE
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