

\$785,000 - 437 Mustang Rd, DOWNINGTOWN

MLS® #PACT2104904

\$785,000

2 Bedroom, 2.00 Bathroom, 2,233 sqft

Residential on 0.19 Acres

PRESERVE AT MARSH CREEK - HERITAGE
COLLECTION, DOWNINGTOWN, PA

Welcome to Luxury Living Without
Compromise

This stunning single-family home in one of the area's most sought-after 55+ luxury communities combines style, comfort, and over \$120,000 in premium upgrades. From the moment you arrive, the difference is clear: a premium lot, upgraded lighting throughout, rich hardwood floors, custom California Closets, and a whole-house generator ensure this home is as functional as it is beautiful.

The luxury bath selections rival a five-star spa, while the walk-up attic offers rare extra storage and flexibility. Every detail has been thoughtfully designed to elevate daily living.

Step outside your front door and into a lifestyle that feels like a resort vacation every day. The clubhouse offers endless ways to connect and recharge—whether you're relaxing by the spa-like pool, enjoying a game of pickleball or tennis, or diving into one of the many clubs and activities. Stay as social and active as you'd like—this community has something for everyone.

And when you want to explore beyond, you're just minutes from shopping, dining, and major roadways for ultimate convenience.

This isn't just a home—it's the



upgrade to the lifestyle you deserve. Don't wait—homes of this caliber don't last.

Built in 2022

Essential Information

MLS® #	PACT2104904
Price	\$785,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,233
Acres	0.19
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	437 Mustang Rd
Area	Upper Uwchlan Twp (10332)
Subdivision	PRESERVE AT MARSH CREEK - HERITAGE COLLECTION
City	DOWNINGTOWN
County	CHESTER-PA
State	PA
Municipality	UPPER UWCHLAN TWP
Zip Code	19335

Amenities

Amenities	Attic, Stall Shower, Built-Ins, Butlers Pantry, CeilingFan(s), Entry Lvl BR, Pantry, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors
Parking	Paved Driveway
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Oven-Double, Oven-Wall, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances
Heating	90% Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Windows	Double Pane, Energy Efficient, Insulated, Screens
Foundation	Slab

School Information

District	DOWNTOWN AREA
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Additional Information

Date Listed	August 11th, 2025
Days on Market	74
Zoning	RESIDENTIAL

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on October 24th, 2025 at 7:30am EDT