

# \$505,000 - 36 Clement Ct, DOWNINGTOWN

MLS® #PACT2106608

**\$505,000**

3 Bedroom, 2.50 Bathroom, 2,378 sqft

Residential on 0.08 Acres

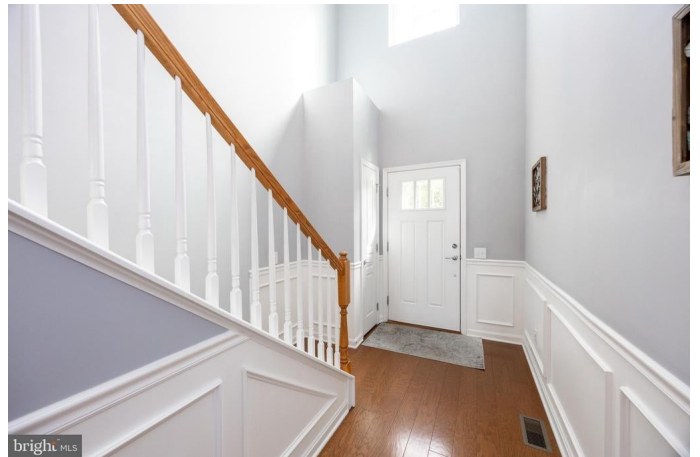
APPLECROSS, DOWNINGTOWN, PA

Welcome to this updated 3-bedroom, 2.5-bath townhome with a finished walk-out basement and 2-car garage, tucked away on a quiet cul-de-sac in the highly sought-after Applecross community.

Step into the two-story foyer with hardwood floors and wainscoting that flow throughout the main level. The spacious living room features recessed lighting and a gas fireplace, opening seamlessly to the eat-in kitchen with a built-in bench, 42" cabinets, ample counter space, stainless steel appliances including a new refrigerator (2022), tile flooring, and wainscoting. A large pass-through window connects to the formal dining room, which is complete with hardwood floors, crown molding, wainscoting, and a sliding door to the expansive, maintenance-free deck. A powder room and access to the 2-car garage (through the kitchen) complete this level.

Upstairs, the primary suite boasts triple windows, a large en suite bath with a double vanity and shower, and direct access to a massive walk-in closet. The second bedroom is freshly painted and enhanced with wainscoting and a chandelier. The third bedroom is also generously sized and freshly painted. All bedrooms have carpet. A full hallway bath and a convenient laundry room complete this level.

The finished walk-out lower level offers an abundance of space with natural light, built-in



shelving, and carpet throughout. It is perfect for a rec room, home office, or play area. An unfinished section provides ample storage.

Applecross residents enjoy breathtaking views and amenities including over 3 miles of walking trails, Applecross Golf Course with up to 6 rounds of golf included annually, a clubhouse with restaurant, resort-style indoor and outdoor swimming pools with snack bar, pool bar, and splash pad, a state-of-the-art fitness center with classes and trainers, tennis courts, and a calendar full of community events.

Located in the award-winning Downingtown Area School District and STEM Academy, this home is just minutes from shopping, dining, and major routes.

Built in 2013

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | PACT2106608            |
| Price          | \$505,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,378                  |
| Acres          | 0.08                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Interior Row/Townhouse |
| Style          | Colonial               |
| Status         | Active Under Contract  |

**Community Information**

|         |                             |
|---------|-----------------------------|
| Address | 36 Clement Ct               |
| Area    | East Brandywine Twp (10330) |

|              |                     |
|--------------|---------------------|
| Subdivision  | APPLECROSS          |
| City         | DOWNINGTOWN         |
| County       | CHESTER-PA          |
| State        | PA                  |
| Municipality | EAST BRANDYWINE TWP |
| Zip Code     | 19335               |

### **Amenities**

|              |                               |
|--------------|-------------------------------|
| Amenities    | Master Bath(s), CeilingFan(s) |
| Utilities    | Cable TV                      |
| # of Garages | 2                             |
| Garages      | Garage - Front Entry          |
| Has Pool     | Yes                           |

### **Interior**

|                 |                                        |
|-----------------|----------------------------------------|
| Heating         | Forced Air                             |
| Cooling         | Central A/C                            |
| Has Basement    | Yes                                    |
| Basement        | Full, Outside Entrance, Fully Finished |
| Fireplace       | Yes                                    |
| # of Fireplaces | 1                                      |
| Fireplaces      | Gas/Propane                            |
| # of Stories    | 2                                      |
| Stories         | 2 Story                                |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Alum/Steel Siding, Vinyl Siding |
| Exterior Features | Street Lights, Deck(s)          |
| Lot Description   | Cul-de-sac, Level               |
| Roof              | Pitched, Shingle                |
| Foundation        | Concrete Perimeter              |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| District   | DOWNINGTOWN AREA                    |
| Elementary | BRANDYWINE-WALLACE                  |
| Middle     | DOWNINGTON                          |
| High       | DOWNINGTOWN HIGH SCHOOL WEST CAMPUS |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 46                |
| Zoning         | R1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | VRA Realty |
|----------------|------------|

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