

\$550,000 - 213 Resolution Dr, DOWNINGTOWN

MLS® #PACT2107164

\$550,000

2 Bedroom, 2.00 Bathroom, 2,008 sqft

Residential on 0.07 Acres

TRADITIONS OF AMERICA AT WEST BRANDYWINE, DOWNINGTOWN, PA

Welcome to 213 Resolution Drive. A meticulously maintained home in the premier 55+ community, Traditions of America at West Brandywine. Nestled in the heart of Chester County's sought-after active adult community, this beautifully appointed residence offers an exceptional blend of comfort, style, and low-maintenance living. Built just five years ago, this move-in ready home showcases luxury upgrades throughout with functional design. The main level features an open-concept great room filled with lots of natural light, complemented by custom plantation shutters throughout the home. The great room and primary bedroom both were built out with 2' extensions for additional space. A cozy gas fireplace in the great room is perfect for everyday living. The gourmet kitchen is a chef's dream, complete with a convenient cooktop, soft-close cabinetry, pull-out shelving, and an oversized island ideal for entertaining. Adjacent to the kitchen, the formal dining area provides a welcoming space for hosting family and friends. A bright and inviting sitting room offers a quiet retreat for reading or relaxing, while the spacious guest bedroom and full hall bath provide comfortable accommodation for visitors. The primary suite is a true sanctuary, highlighted by a tray ceiling, two custom walk-in closets, and a spa-inspired bath featuring a walk-in shower, double vanity, and linen closet. Main-level laundry room adds everyday



convenience. Upstairs, a fully drywalled unfinished area offers flexible potential for additional living space or expansive storage. Residents of Traditions of America enjoy access to an impressive array of resort-style amenities at the community’s state-of-the-art clubhouse, including a heated outdoor pool, hot tub, Yoga/Pilates studio, fitness center, golf simulator, theater room, pickleball courts, entertainment spaces, and scenic walking trails. Ideally located just minutes from Exton, West Chester, King of Prussia, dining, and shopping destinations. Don’t miss this opportunity to enjoy the best in active adult living – schedule your private tour today!

Built in 2020

Essential Information

MLS® #	PACT2107164
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,008
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Ranch/Rambler
Status	Active Under Contract

Community Information

Address	213 Resolution Dr
Area	West Brandywine Twp
Subdivision	TRADITIONS OF AMERICA AT WEST BRANDYWINE
City	DOWNINGTOWN
County	CHESTER-PA
State	PA

Municipality	WEST BRANDYWINE TWP
Zip Code	19335

Amenities

# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Stories	1

Exterior

Exterior	Aluminum Siding, Vinyl Siding
Construction	Aluminum Siding, Vinyl Siding
Foundation	Slab

School Information

District	COATESVILLE AREA
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Additional Information

Date Listed	August 29th, 2025
Days on Market	30
Zoning	R10

Listing Details

Listing Office	Keller Williams Real Estate -Exton
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Listing information last updated on October 30th, 2025 at 12:59pm EDT