

# \$925,000 - 1307 Pennsridge Pl, DOWNINGTOWN

MLS® #PACT2107366

**\$925,000**

4 Bedroom, 2.50 Bathroom, 3,788 sqft

Residential on 1.20 Acres

BRANDYWINE RIDGE, DOWNINGTOWN, PA

**PRICE IMPROVEMENT!** A stunning Ann Capron inspired residence in the highly sought-after community of Brandywine Ridge. Set on 1.2 acres, this beautifully updated home offers over \$200,000 in improvements and blends timeless style with modern luxury. This 4-bedroom, 2.5- bath home showcases an inviting open layout. The foyer is centered by a beautiful turned staircase and formal living and dining rooms. The executive office features a gas burning fireplace, custom wood blinds and French glass doors that flows effortlessly into the elegant living room with a second gas fireplace! The dramatic two -story family room offers vaulted ceilings, a floor to ceiling stone, wood burning fireplace, and custom built-in cabinetry with hardwood flooring that flows throughout most of the main level! The chef's kitchen with granite countertops, stainless steel appliances and abundant cabinetry opens to the formal dining room for those special occasions. There is a spacious deck, perfect for entertaining as well as a newly updated powder room, laundry / mudroom with a service entrance and a two car garage to wrap up the main level. The elegant primary suite includes a newly renovated spa-like bath with custom finishes and walk-in closet. Dual vanities with granite countertops, oversized soaking tub surrounded by custom tiled walls and floors that are accented by custom light fixtures and separated from the custom tiled shower with bench. There are three additional spacious



bedrooms and hall bath along with additional highlights that include newly updated light fixtures, fresh paint, new carpeting, and custom window treatments throughout! The finished walk-out lower level adds flexible living space for recreation, media and storage along with easy access to the outside patio and backyard perfect for those looking to add a pool! Located in the award winning US News Rated #2 in PA STEM School and Downingtown Area School District. This exceptional property combines luxury, comfort and location! Located near the Downingtown train station, Rt 322, Rt 30 and Rt 202. Wonderful restaurants, shopping and walking trails! Opportunity Awaits!

Built in 1991

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | PACT2107366           |
| Price          | \$925,000             |
| Bedrooms       | 4                     |
| Bathrooms      | 2.50                  |
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 3,788                 |
| Acres          | 1.20                  |
| Year Built     | 1991                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Style          | Colonial              |
| Status         | Active Under Contract |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1307 Pennsridge Pl        |
| Area        | West Bradford Twp (10350) |
| Subdivision | BRANDYWINE RIDGE          |
| City        | DOWNINGTOWN               |
| County      | CHESTER-PA                |

|              |                   |
|--------------|-------------------|
| State        | PA                |
| Municipality | WEST BRADFORD TWP |
| Zip Code     | 19335             |

### **Amenities**

|              |                                                                                                                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Soaking Tub, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Chair Railing, Crown Molding, Master Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Shades/Blinds, Wood Floors |
| Parking      | Paved Driveway                                                                                                                                                                                         |
| # of Garages | 2                                                                                                                                                                                                      |
| Garages      | Garage - Side Entry, Garage Door Opener, Inside Access                                                                                                                                                 |
| View         | Street, Trees/Woods                                                                                                                                                                                    |

### **Interior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                                                     |
| Appliances        | Built-In Range, Dishwasher, Disposal, Dryer-front loading, Exhaust Fan, Oven-Single, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater - High-Efficiency |
| Heating           | Forced Air                                                                                                                                                                          |
| Cooling           | Central A/C                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Improved, Partially Finished, Poured Concrete, Rear Entrance, Walkout Level, Workshop                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 3                                                                                                                                                                                   |
| Fireplaces        | Fireplace - Glass Doors, Gas/Propane, Marble, Stone, Wood                                                                                                                           |
| # of Stories      | 3                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                   |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Cedar Siding                                                         |
| Exterior Features | Extensive Hardscape, Stone Retaining Walls, Other                    |
| Lot Description   | Front Yard, Landscaping, Level, Rear Yard, SideYard(s), Trees/Wooded |
| Windows           | Casement, Double Pane, Energy Efficient, Screens                     |
| Roof              | Pitched, Shingle                                                     |
| Foundation        | Concrete Perimeter                                                   |

### **School Information**

|            |                  |
|------------|------------------|
| District   | DOWNTOWN AREA    |
| Elementary | BRADFORD HEIGHTS |

|        |                                  |
|--------|----------------------------------|
| Middle | DOWNTOWN                         |
| High   | DOWNTOWN HIGH SCHOOL WEST CAMPUS |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 42                  |
| Zoning         | R10                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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