

\$679,000 - 545 Trifecta Rd #326, DOWNINGTOWN

MLS® #PACT2109490

\$679,000

3 Bedroom, 2.50 Bathroom,
Residential on 0.05 Acres

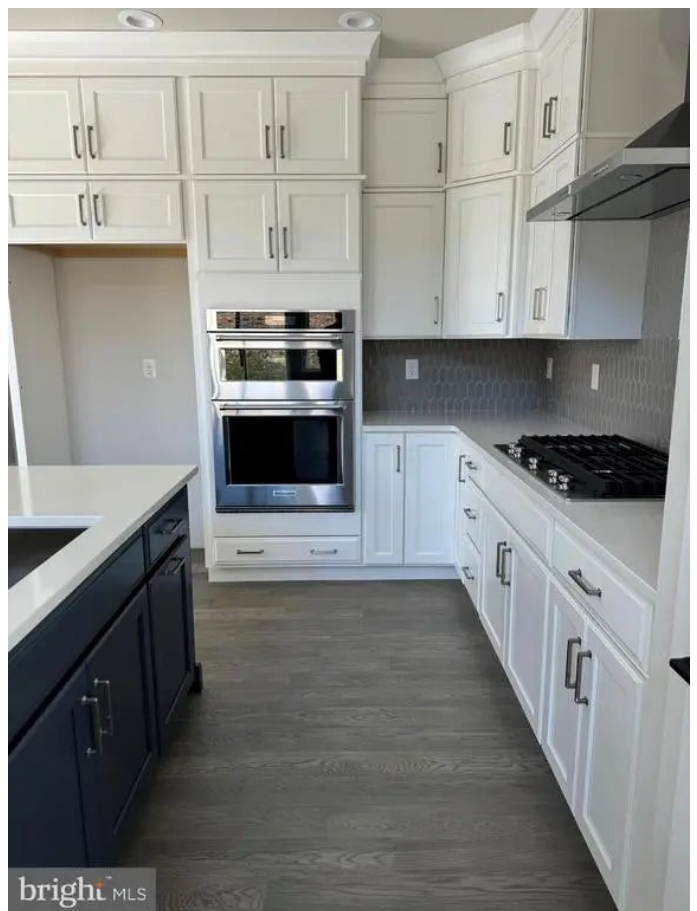
PRESERVE AT MARSH CREEK - CARRIAGE
COLLECTION, DOWNINGTOWN, PA

Incentive of over \$75,000 with a settlement date of October 31st or before. The total value of this home is \$700,842. The The Vernise Georgetown has 3 bedrooms, 2 1/2 bathrooms, 2 car garage and a much sought after walk-out basement. This home is still in progress and will be move-in ready October 2025. The home includes all of the following architectural features: walkout basement, extended great room, white square spindles, a tray ceiling in the primary bedroom, and a traditional fireplace in the Great Room. The first floor primary suite is complete with a large clothing closet and the luxury bathroom has a private water closet. The second-floor loft provides flexible space and a ton of storage. A custom deck is included in the price. A short walk leads you to the trailhead that leads to the Upland Farm Park and on into the Marsh Creek Lake State Park. Please note that the photos are examples only and are not accurate for this home as far as interior selections.

Built in 2025

Essential Information

MLS® #	PACT2109490
Price	\$679,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Other
Status	Active

Community Information

Address	545 Trifecta Rd #326
Area	Upper Uwchlan Twp
Subdivision	PRESERVE AT MARSH CREEK - CARRIAGE COLLECTION
City	DOWNINGTOWN
County	CHESTER-PA
State	PA
Municipality	UPPER UWCHLAN TWP
Zip Code	19335

Amenities

Amenities	Entry Level Bedroom, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors
Utilities	Under Ground
Parking	Asphalt Driveway, Private
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
View	Garden/Lawn
Has Pool	Yes

Interior

Interior Features	Floor Plan - Open
Appliances	Cooktop, Dishwasher, Disposal, Oven - Wall, Oven/Range - Gas, Stainless Steel Appliances, Water Heater - Tankless
Heating	90% Forced Air, Central, Programmable Thermostat, Zoned
Cooling	Programmable Thermostat, Zoned, Central A/C
Has Basement	Yes
Basement	Full, Outside Entrance, Rough Bath Plumb, Sump Pump, Walkout Level, Unfinished, Poured Concrete, Water Proofing System
Stories	2

Exterior

Exterior	Combination, Frame, Vinyl Siding
Exterior Features	Street Lights,Sidewalks,Deck
Roof	Asphalt
Construction	Combination, Frame, Vinyl Siding
Foundation	Passive Radon Mitigation, Concrete

School Information

District	DOWNTOWN AREA
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Additional Information

Date Listed	September 12th, 2025
Days on Market	46
Zoning	RESIDENTIAL

Listing Details

Listing Office	Toll Brothers Real Estate, Inc.
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