

\$825,000 - 40 Chanticleer, GLENMOORE

MLS® #PACT2110046

\$825,000

4 Bedroom, 3.50 Bathroom, 4,841 sqft

Residential on 0.00 Acres

SYCAMORE LANE, GLENMOORE, PA

This impressive Colonial is situated in beautiful East Nantmeal Township where 50% of all grounds are protected and dedicated open space to conserve the natural landscape. The location could not be better and is also situated between French Creek State Park and Marsh Creek State Park, a 1,705 acre park with walking, biking, hiking trails, fishing, boating, swimming and more. It's also only a few short miles from shopping and entertainment. There is a lot to admire in this 4 bedroom, 3.5 bath home, including the kitchen addition that would impress any chef. Enter into the 2-story foyer with marble flooring that enters into the family room is polished with hardwood floors and gas fireplace with vaulted ceiling. Natural light-filled views from every window. The main level provides comfort and convenience featuring a formal living room, the formal dining room has trayed ceiling, hardwood floors, chair rail and crown molding. Off the family room is the main level study with glass door entry provides a quiet area for work, featuring hardwood floors, chair rail and crown molding. Off to the right, enter into the gorgeous kitchen, featuring Brazilian granite "crocodile leather" counter tops; the center island has a furniture-like feel, fully equipped with electricity and tons of storage, built in spring shelf for a large mixer. Designed for functional use, this kitchen features 2 dishwashers, double wall oven and cooktop, with custom hood, and a separate pantry. French doors lead to a covered porch/deck with composite decking. There is a



pedestrian door from the driveway that has ceramic tile flooring leading to the mudroom/laundry room with set tub. Located feet from the mudroom is the powder room. Upstairs you will love the Master bedroom with a recently remodeled private Master bath with double bowl vanity, soaking tub, 3'X3' stall shower with glass door, and a walk-in closet. The three additional bedrooms have convenient access to the updated and modern hall bath. The upgraded hall bath features ceramic tile, subway tile bath, and lighted mirror. In the lower level, you will find additional living space including a full bath with stall shower, finished for a man cave, playroom, and exercise room, with plenty of additional storage. The privacy woods surrounding the property located in a cul-de-sac, 2.2 acre level lot is just waiting for a pool. Oversized shed in read to store all your tools, lawn equipment, or turn into a workshop. Neighborhood is quiet, great for all the dogwalkers, kid-biking, great place to raise a family. All of this and in Owen J Roberts School District and awarded Blue Ribbon West Vincent Elementary School. This property will offer nothing but years of pure enjoyment. Just minutes from Marsh Creek State Park, Struble Trail, Eagleview's Restaurant Row, and Routes 100/113/30 & the PA Turnpike—this is your opportunity to own a peaceful, storybook retreat with modern updates and room to grow. Co-owner is a Licensed PA real estate. There are blink cameras on the property.

Built in 1998

Essential Information

MLS® #	PACT2110046
Price	\$825,000
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	4,841
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	40 Chanticleer
Area	East Nantmeal Twp (10324)
Subdivision	SYCAMORE LANE
City	GLENMOORE
County	CHESTER-PA
State	PA
Municipality	EAST NANTMEAL TWP
Zip Code	19343

Amenities

Utilities	Cable TV, Electric Available, Phone, Propane, (C) Other
Parking	Asphalt Driveway
# of Garages	4
Garages	Built In, Garage - Side Entry, Garage Door Opener
View	Trees/Woods

Interior

Heating	90% Forced Air, Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Fully Finished, Heated
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Block, Brick Front, Frame, Vinyl Siding
Exterior Features	Exterior Lighting, Flood Lights, Gutter System, Outbuilding Apartment, Satellite Dish, Porch(es), Deck(s)
Lot Description	Backs to Trees, Cul-de-sac, Front Yard, Partly Wooded, Rear Yard, Trees/Wooded
Roof	Asbestos Shingle
Foundation	Block

School Information

District	OWEN J ROBERTS
Elementary	WEST VINCENT
Middle	OWEN J ROBERTS
High	OWEN J ROBERTS

Additional Information

Date Listed	October 2nd, 2025
Days on Market	22
Zoning	AGRICULTURAL RESIDENTIAL

Listing Details

Listing Office	eXp Commercial
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Listing information last updated on October 23rd, 2025 at 6:00am EDT