

# \$700,000 - 3671 Marian Dr, GARNET VALLEY

MLS® #PADE2091190

**\$700,000**

4 Bedroom, 2.50 Bathroom, 2,742 sqft

Residential on 0.75 Acres

WOODLAND ACRES, GARNET VALLEY, PA

Welcome to 3671 Marian Drive, a spacious 4-bedroom Colonial-style home nestled in the desirable Woodland Acres neighborhood of Garnet Valley. Located within the award-winning Garnet Valley School District, this property offers great potential and is ready for your personal touch. Upon entering, you're welcomed by a well-designed layout ideal for both everyday living and entertaining. The main level features a bright living room and a formal dining room, perfect for gatherings. The eat-in kitchen is ready to make it your own and offers a sliding door leading out to a large patio and fenced-in backyard—an excellent space for summer entertaining. Also on the main floor, you'll find a bonus room, perfect for a home office, and a convenient powder room. The cozy family room offers hardwood floors and a charming fireplace with mantel, ideal for relaxing evenings with access to your wood framed, beautiful sunroom! Upstairs, the primary suite features a walk-in closet and a private en-suite bathroom with a step-in shower. Three additional bedrooms provide ample space for children, guests, or hobbies, and are serviced by a full hall bathroom. The partially finished basement offers endless possibilities—it's already plumbed for a potential additional bathroom and could be transformed into a playroom, home gym, media room, or more. With a two-car garage and a location close to shopping, restaurants, Booths Corner Farmers Market, and major routes including I-95, this home offers both



convenience and opportunity. Don't miss your chance to bring your vision to life and make 3671 Marian Drive your next home! Property being sold is a Short Sale. Third Party processor required (see attached disclosures) that must be signed and presented with all offers. All offers are subject to 3rd party approval from seller(s) mortgage company/lenders and any other lien holders. Home is being sold in As-Is condition with no warranties expressed or implied. Home inspection is for informational purposes only. Buyer is responsible for U & O.

Built in 1992

### **Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | PADE2091190           |
| Price          | \$700,000             |
| Bedrooms       | 4                     |
| Bathrooms      | 2.50                  |
| Full Baths     | 2                     |
| Half Baths     | 1                     |
| Square Footage | 2,742                 |
| Acres          | 0.75                  |
| Year Built     | 1992                  |
| Type           | Residential           |
| Sub-Type       | Detached              |
| Style          | Colonial              |
| Status         | Active Under Contract |

### **Community Information**

|              |                    |
|--------------|--------------------|
| Address      | 3671 Marian Dr     |
| Area         | Bethel Twp (10403) |
| Subdivision  | WOODLAND ACRES     |
| City         | GARNET VALLEY      |
| County       | DELAWARE-PA        |
| State        | PA                 |
| Municipality | BETHEL TWP         |
| Zip Code     | 19060              |

## Amenities

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Amenities    | Attic, CeilingFan(s), Bathroom - Walk-In Shower, Crown Molding, Master Bath(s), Walk-in Closet(s), Wood Floors |
| Utilities    | Natural Gas Available                                                                                          |
| Parking      | Paved Driveway, Private                                                                                        |
| # of Garages | 2                                                                                                              |
| Garages      | Garage - Side Entry, Inside Access                                                                             |
| View         | Garden/Lawn                                                                                                    |

## Interior

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Heating         | Forced Air                                         |
| Cooling         | Central A/C                                        |
| Has Basement    | Yes                                                |
| Basement        | Drainage System, Interior Access, Rough Bath Plumb |
| Fireplace       | Yes                                                |
| # of Fireplaces | 1                                                  |
| Fireplaces      | Brick, Screen, Mantel(s)                           |
| # of Stories    | 2                                                  |
| Stories         | 2 Story                                            |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Stucco, Brick and Siding                                                    |
| Exterior Features | Exterior Lighting, Porch(es), Patio, Fenced-Rear, Wood Fence, Privacy Fence |
| Lot Description   | Front Yard, Level, Rear Yard, SideYard(s)                                   |
| Windows           | Double Hung, Screens, Vinyl Clad                                            |
| Roof              | Pitched, Shingle                                                            |
| Foundation        | Block                                                                       |

## School Information

|          |                    |
|----------|--------------------|
| District | GARNET VALLEY      |
| Middle   | GARNET VALLEY      |
| High     | GARNET VALLEY HIGH |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 46             |
| Zoning         | RESIDENTIAL    |
| Short Sale     | Yes            |

# Listing Details

Listing Office                      RE/MAX Main Line-West Chester

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Listing information last updated on October 20th, 2025 at 3:01am EDT