

\$534,900 - 306 Rock Run Cir, BROOMALL

MLS® #PADE2100764

\$534,900

3 Bedroom, 2.50 Bathroom, 1,694 sqft
Residential on 0.02 Acres

NONE AVAILABLE, BROOMALL, PA

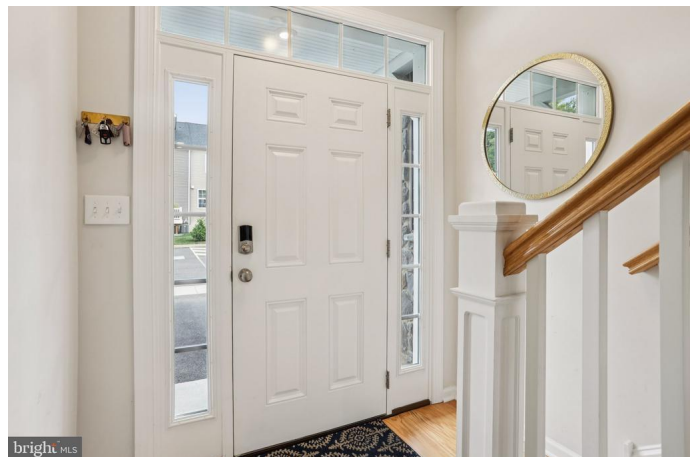
EASY ACCESS & LOW MAINTENANCE!

Why wait to build when you can move right in to this energy-efficient Rockwell Custom Home?

Timeless sophistication meets smart living convenience at 306 Rock Run Circle in The Grove at Broomall. Nestled in a serene wooded enclave, this nearly new 3-story townhome blends modern elegance with a lock-and-leave lifestyle—just minutes from the Main Line, Center City, PHL and beyond.

The entry level features a bright foyer with hardwood-style flooring, convenient coat closet and interior garage access. Just beyond, you'll find a versatile flex space—perfect for a media lounge, home office, gym or playroom—with a roughed-in half bath for future potential.

The heart of the home is the light-filled main level, where soaring windows and recessed lighting frame an open-concept design blending effortlessly elevated living and dining. A chef-inspired kitchen takes center stage with modern quartz countertops, large three seat island, white cabinetry, upgraded stainless steel appliances and designer brass accents. Entertain with ease as the kitchen flows seamlessly into the dining area and out onto a private deck overlooking the community's tranquil wood line.



Off the kitchen, relax and unwind in the spacious living area with plenty of room to kick back and relax - and enough wall space for the TV of your dreams!

Upstairs, the primary suite is a private retreat with a ceiling fan, generous closet and marble-tiled bath with walk-in shower. Two additional bedrooms share a hall bath, while laundry is conveniently located on the same level. A full attic adds rare overflow storage.

Enjoy a refined, low-maintenance lifestyle in this peaceful community just minutes from Royal Farms, Giant, HomeGoods, Starbucks, PJ Whelihan's, Veterans Memorial Park, LA Fitness and Marple Sports Arena. Super easy access to Route 3, I-476, I-76 and I-95 makes commuting to Philadelphia, King of Prussia and Philadelphia International Airport a breeze. Make 306 Rock Run Circle your new home!

Built in 2021

Essential Information

MLS® #	PADE2100764
Price	\$534,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,694
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Transitional
Status	Active

Community Information

Address	306 Rock Run Cir
Area	Marple Twp (10425)
Subdivision	NONE AVAILABLE
City	BROOMALL
County	DELAWARE-PA
State	PA
Municipality	MARPLE TWP
Zip Code	19008

Amenities

Amenities	Attic, CeilingFan(s), Recessed Lighting, Upgraded Countertops, Wood Floors, Bathroom - Walk-In Shower, Tub Shower, Carpet, Master Bath(s), Shades/Blinds
# of Garages	1
Garages	Built In
View	Trees/Woods

Interior

Interior Features	Floor Plan-Open
Heating	Forced Air
Cooling	Central A/C
# of Stories	3
Stories	3

Exterior

Exterior	Stone, Vinyl Siding
Exterior Features	Sidewalks, Street Lights, Deck(s)
Windows	Double Hung, Sliding
Roof	Architectural Shingle
Foundation	Slab

School Information

District	MARPLE NEWTOWN
Elementary	LOOMIS
Middle	PAXON HOLLOW
High	MARPLE NEWTOWN

Additional Information

Date Listed	October 2nd, 2025
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Days on Market	24
Zoning	RES

Listing Details

Listing Office	LPT Realty, LLC
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