

\$709,900 - 25 Pageant Ct, ROYERSFORD

MLS® #PAMC2155942

\$709,900

4 Bedroom, 2.50 Bathroom, 3,139 sqft

Residential on 0.20 Acres

HAMLET, ROYERSFORD, PA

Introducing 25 Pageant Court, a corner-lot gem, nestled in the coveted Hamlet at Waterford Greene. This meticulously renovated 4 bedroom home offers more than 3,000 square feet of finished living space over three levels, and is rarely available in such a prime cul-de-sac setting. This home truly shines within the equally sought-after Spring-Ford Area School District. Step through the grand two-story foyer, where an open floorplan unfolds with flexible spaces tailored to life's every rhythm, bathed in natural light from replacement windows throughout. The dining room is stunning - with custom wainscoting, soaring ceilings and accent lighting. Next, the office space is framed by a beautiful bay window and capiz chandelier, which leads into the newly renovated kitchen. The kitchen steals the scene with gleaming quartz counters, a welcoming breakfast bar, stainless appliances including a top of the line Thor professional gas stove, and ample white cabinetry—including hidden nooks to tuck away countertop essentials—flowing seamlessly into the two-story family room anchored by a cozy gas fireplace. Custom moldings grace every corner, updated lighting casts a warm glow, and convenient main-level laundry with a new stacked washer/dryer adds effortless ease, that transforms daily living into an art of simplicity and sophistication. A two-car garage with added shelving provides even more storage space for essentials and convenience.



Upstairs, four generously-sized bedrooms await, including a primary suite that whispers luxury with its cathedral ceiling, tons of natural light, two expansive walk-in closets, and a huge bath featuring a soaking tub and separate shower. The additional bedrooms each have large closets and are ample in size as well. You will love the second floor overlooking into the family room, further emphasizing the scale of the space.

Descend to the massive lower-level recreation room, divided into two versatile areas—a second family room area, whimsically equipped with a custom rock wall and monkey bars for playful adventures, another area perfect for a playroom or games. Even more space is available in the custom workshop, perfect for your creative pursuits.

The expansive 28x10 ft deck off the kitchen offers even more space for both everyday living and entertaining, and overlooks a perfectly sized, flat back yard with a storage shed.

Major systems include: a natural gas HVAC, replaced in 2015, a whole-house humidifier, a new roof also replaced in 2015, replacement windows, electronic shades in the family room and foyer, updated flooring, new, stylish lighting, and more.

You'll love the Waterford Green Clubhouse, the playground and plenty of common space in this tight-knit community. Nestled in a prime location, this home is located just moments from the Turtle Creek Golf Course, with seamless access to Routes 422 and 76, and just steps from Phoenixville's vibrant restaurants, craft breweries, Wegmans, and the Philadelphia Premium Outlets. Don't miss; this one won't last!

Built in 1996

Essential Information

MLS® #	PAMC2155942
Price	\$709,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,139
Acres	0.20
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	25 Pageant Ct
Area	Limerick Twp (10637)
Subdivision	HAMLET
City	ROYERSFORD
County	MONTGOMERY-PA
State	PA
Municipality	LIMERICK TWP
Zip Code	19468

Amenities

Amenities	Master Bath(s), Stall Shower, Attic, Soaking Tub, Carpet, Crown Molding, Formal/Separate Dining Room, Pantry, Recessed Lighting, Upgraded Countertops, Wainscotting, Walk-in Closet(s), Shades/Blinds, Wood Floors, Stain/Lead Glass
# of Garages	2
Garages	Additional Storage Area, Garage - Front Entry, Inside Access, Oversized

Interior

Interior Features	Floor Plan-Open
Appliances	Oven-Self Cleaning, Dishwasher, Energy Star Appliances, Built-In Microwave, Built-In Range, Disposal, Dryer, Exhaust Fan, Microwave, Oven/Range-Gas, Stainless Steel Appliances, Washer, Washer/Dryer Stacked, Water Heater
Heating	Forced Air

Cooling	Central A/C
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	2
Stories	2 Story

Exterior

Exterior	Alum/Steel Siding, Vinyl Siding, Wood
Exterior Features	Sidewalks, Exterior Lighting, Deck(s)
Lot Description	Cul-de-sac, Corner Lot
Windows	Replacement, Energy Efficient, Bay/Bow
Roof	Shingle
Foundation	Concrete Perimeter

School Information

District	SPRING-FORD AREA
Elementary	LIMERICK
Middle	SPRING-FORD MS 8TH GRADE CENTER
High	SPRING-FORD SENIOR

Additional Information

Date Listed	October 10th, 2025
Days on Market	13
Zoning	R4

Listing Details

Listing Office	Monument Sotheby's International Realty
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Listing information last updated on October 22nd, 2025 at 4:15am EDT