



Presented By  Jamie Wagner

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307 Harcourt Ln. East Brandywine Twp. **\$785,000**



Features

- Premier Cul-de-Sac Lot
- Lancaster Stone Facade
- Large Gourmet Kitchen
- First-Floor Study
- Large Master Suite w/Sitting Room and 3 Large Closets
- Stunningly Bright "Florida" Room
- Huge Walk-Out Basement Area
- Great Applecross Amenities!
- Spectacular One-Acre Lot!



Applecross Amenities

State-of-the-art Fitness Center
Indoor and Outdoor Pools
Caribbean Pool Bar
Nicklaus-Designed Golf Course
Tennis and Basketball Courts
Fitness Classes
Social & Family Events
Full Restaurant and Bar
And More!

**Please Leave
At The Home!**

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As you approach this gorgeous Chatsworth model estate home, prepare to have your breath taken away...

This classic stately Lancaster Stone Estate Home, located on a premier cul-de-sac lot in Applecross, will take your breath away with its incredible upgrades, open floor plan and beautiful lot. This Chatsworth model home with optional sun room and expanded kitchen is one of the original Estate models loaded with over \$100,000 in upgrades. As you enter the dramatic two-story foyer, the grand staircase draws you inside. With glistening hardwood floors & dramatic 9' ceilings throughout the first floor, beautiful crown moldings, chair rails, panels and architectural



columns, recessed lights and floor-to-ceiling windows, you take in the beautiful open concept of the living and dining areas. The huge gourmet kitchen with eating area and 10-foot granite island is a chef's delight, outfitted with stainless steel double wall ovens, a 36-inch upgraded gas cooktop, built-in microwave, upgraded Bosch dishwasher, large walk-in pantry, elegant 42-inch cabinetry with loads of storage, recessed lighting and an abundance of sparkling granite





counter space. Off the kitchen is access to a large maintenance-free deck and stairs to a stunning bluestone patio and a professionally-landscaped yard offering relaxing views and privacy. At just under one acre, with wooded and open space views, you'll enjoy one of the best lots in the community (a \$50k lot premium). The step-down family room, conveniently located off the kitchen, features an intricate coffered ceiling, a beautiful marble gas fireplace, surround sound and ceiling fan. Through the glass French doors is

the first-floor library featuring a bay window and wainscoting. A dramatic 23'x 15'7" sunroom with cathedral ceiling and gorgeous windows is just off the

living room. The sunroom features its own zone for heating and A/C. Through the sliding doors in the sunroom is a second deck and staircase leading to the bluestone patio, giving you multiple options for entertaining. The first floor also features a Butler's pantry with additional storage, a powder room and laundry room complete with sink and cabinetry. Choose between the



front or back stairway to ascend upstairs. A double-door entryway leads to the large, fully-loaded master suite, featuring a dramatic tray ceiling, separate sitting area and a large master bath with soaking tub, glass shower stall, and a double vanity with tons of storage. The enormous walk-in closet boasts three separate areas with so much storage you have to see it to believe it! The second bedroom, 19'x16', features a walk-in closet and full bath with octagonal window. Two other bedrooms upstairs, each with their own full bathrooms, round out the 2nd floor. The ginormous walk out basement, features over 2,500 square feet, sliders to the covered patio, six windows, and roughed-in plumbing for a bath, offering unbelievable storage as well as tremendous potential for a finished area. The full walk-out basement leads to the patios and the wide flat grass backyard, ideal for kids and adults to play. Come see for yourself why everyone wants to live in Applecross!





Applecross' amenities include golf, outdoor pool, indoor pool, hot tub, tennis, basketball, state-of-the-art gym and fitness classes, walking trails, bar, restaurants, club events, Caribbean pool bar and new club house. "Live where you play!" Downingtown schools are award winning and boast the STEM Academy - ranked this year as the #1 state high school.





Playing Where You Live

Applecross Amenities



Outdoor Pool & Fountain Area

Huge, fully-manicured pool and patio complete with full bathroom facility, outdoor shower, snackbar & grill, Caribbean-style swim-up bar, and pergola for semi-shaded seating! Several fun festivities are celebrated in the community pool parties!



Tennis Courts

Tie up those squeaky white shoes and get ready to wing your way into fitness! Two courts with reservable times are waiting! Several lessons, meets, and matches are available!



Fitness Center

Featuring state-of-the-art weight machines and cardio equipment. As well as a full-size fitness studio where several daily group classes are offered at an additional fee.



Trego's Family Restaurant & Eagle's Nest Bar & Grill

Trego's is Applecross Country Club's very own fine dining family restaurant and bar with the heart of a quaint American pub. The Eagle's Nest Bar & Grill features neighborhood favorites and is exclusive to members & their guests only.



Exceptional Golf Facilities

The course is professionally managed, and offers a wide variety of golf and social membership plans. The Nicklaus-designed course also features a professional-style practice facility, complete with putting & chipping areas. Golf pro shop features everything you need, including driving range and locker rooms!



First Floor: Dramatic two-story foyer with grand staircase. Large gourmet kitchen with island. Dining room and large living room. Step-down family room with intricate coffered ceiling and marble fireplace. Large sunroom. First-floor laundry room. Study.

Second Floor: Huge master suite with tray ceiling and three-room walk-in closet. Three additional generously-sized bedrooms, each with their own full bathroom.

Basement: Incredibly sized basement walks out to a beautiful flagstone patio connecting the two decks. Large size provides an abundance of storage, with the opportunity to finish

Take a virtual tour at: <http://www.realestateshows.com/1385485>

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All information deemed reliable, but not guaranteed.