

\$479,900 - 1300 Shadyside Rd, Downingtown

MLS® #PACT2107822

\$479,900

4 Bedroom, 2.00 Bathroom, 2,450 sqft

Residential on 1.10 Acres

HIDDEN VALLEY FARM, Downingtown, PA

Welcome to 1300 Shadyside Road, a thoughtfully renovated 4-bedroom, 2-bath home offering 2,450 sq ft of timeless comfort in the prestigious Downingtown Area School District. The grand entrance—flanked by stately brick columns—leads down a gently inclined drive to a home that emanates curb appeal and privacy. Step inside to discover modern elegance at every turn. The heart of the home is a gourmet kitchen featuring granite countertops, tile backsplash, stylish new cabinetry, a center island, and stainless-steel Frigidaire appliances—perfect for casual meals or entertaining. Enjoy dual living spaces: a living room and family room—both with fireplaces—alongside a vaulted-ceiling dining area that invites both relaxation and lively gatherings. Retreat to your spa-like master suite, complete with a tiled bath, a luxurious double-bowl vanity. Outside, the private, wooded property offers expansive flat areas—ideal for a deck, patio, or grilling zone with its own outdoor fireplace—and backs up to a peaceful nature setting.

A detached oversized two-car garage, septic system (installed 2013), and driveway complete the package

Built in 1969

Essential Information

MLS® #

PACT2107822



Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,450
Acres	1.10
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bilevel
Status	Active Under Contract

Community Information

Address	1300 Shadyside Rd
Area	West Bradford Twp (10350)
Subdivision	HIDDEN VALLEY FARM
City	Downingtown
County	CHESTER-PA
State	PA
Municipality	WEST BRADFORD TWP
Zip Code	19335

Amenities

# of Garages	2
Garages	Oversized, Garage Door Opener

Interior

Appliances	Dishwasher, Dryer - Electric, Oven/Range-Electric, Microwave, Washer
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick and Siding, Vinyl Siding
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Lot Description	Rear Yard, Sloping, Trees/Wooded
Roof	Pitched
Foundation	Brick/Mortar

School Information

District	DOWNTOWN AREA
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Additional Information

Date Listed	September 6th, 2025
Days on Market	6
Zoning	R1

Listing Details

Listing Office	Keller Williams Real Estate - West Chester
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Listing information last updated on October 30th, 2025 at 9:30pm EDT