



323 Applebrook Dr PA 19355

Sells At or Above \$995,000

Buyer's Premium: 6%

Date of Auction: Tuesday, October 29th at 4:00 pm

Preview and Open House Opportunities:

- Tuesday, Oct. 8th from 4:00 – 6:00 pm
- Monday, Oct 14th from 3:00 – 5:00 pm
- Tuesday, Oct. 22nd from 4:00 – 6:00 pm

Contact Sherry Russell at Alderfer Auction for additional information or with questions regarding the auction process: Sherry@alderferauction.com | (215) 378 -1251 (mobile)

MLS Number: PACT2075686

Discover a truly exceptional living experience in this stunning carriage house nestled within the prestigious Applebrook Golf Course community in Malvern, PA. This 3-bedroom, 2.5 bathroom home offers an open-concept floor plan, creating a seamless flow between spacious living areas. Upon entering, you're greeted with a grand staircase, crown molding throughout and beautiful hardwood floors adding a touch of warmth and elegance.

The kitchen is a central gathering area in any home. This custom kitchen design is a chef's delight with Thermador 6-burner gas stove, granite counter tops and 8ft island with under cabinets. Added features to this expansive kitchen area include a double oven, built in paneled Sub-zero refrigerator, Miele Dishwasher, and Country Kraft Cabinetry with under cabinet lighting and tile back splash. The integration of a kitchen desk creates a centralized place for paying bills, maintaining busy schedules and staying organized, while providing a great use of storage space.

Admire the sunset from your breakfast room with views of the golf course, surrounded by windows and natural lighting. Your plants will enjoy this room too.

The sprawling great room comprises a gas fireplace, and room for entertaining with double French doors to the newly constructed deck. Enjoy the outdoor space with newly renovated deck with Trex flooring, modern railings and the touch of a pergola to add to the aura of entertaining and relaxation.

The formal living room and adjoining private study provide a sophisticated ambiance, with a convenient butler's pantry to add to your entertaining needs. A laundry and mudroom area off the entrance to the spacious 2-car garage offers practical storage and cleaning needs.

The master suite is a true sanctuary, featuring a grand entrance through French doors, a distinguished sitting area with a gas fireplace and tray ceilings, and golf course views. The spacious sleeping area is complemented by his-and-her walk-in closets with built-ins. The spa-like bathroom includes a soaking tub, shower stall, his-and-her vanities, and a private toilet area with a bidet.

Two guest bedrooms, each with walk-in closets and ample natural light, share a jack-and-jill bathroom suite with a skylight and separate vanity sink areas. The second-floor foyer provides a versatile space for a reading nook or hall closet.

The unfinished basement offers a blank canvas for customization and additional storage, with a convenient walkout to the backyard. The landing has been updated to include Smartcore hardwood flooring.

This prime location offers easy accessibility to the town of Malvern with quaint shopping and dining establishments, East Goshen Park, Serpentine & Willisbrook Nature Preserves, and a quick reach to Philadelphia's Main Line.

The property is being sold at auction on Tuesday, Oct 29th at 4PM. Public open houses on Tues. Oct 8th from 4-6PM, Monday Oct. 14th from 3-5PM and Tues. Oct 22nd from 4-6PM.

House Details:

- Bedrooms: 3
- Bathrooms: 2 full, 1 half
- Appliances included: Kitchen Appliances, Washing Machine, Clothes Dryer
- Total square footage: approximately 5,460 SF
- Home type: Carriage House, 2 Story
- Exterior: Stucco
- Foundation: poured concrete
- Year Built: 2002

Property Details:

- Total parking spaces: Driveway
- Attached 2-car garage
- Exterior Features: Views of Applebrook golf course, newly renovated back deck,
- Additional Structures included:

Lot Details:

- Parcel number: 53-04-0593
- Zoning: R10
- Taxes (2024) \$11,667

Utilities:

- Electric: 200 Amp Service
- Central air HVAC
- Sewer: Public Sewer
- Water: Public
- Natural Gas

Community & Neighborhood

- Municipality: East Goshen Twp
- Chester County
- School District: West Chester Area

HOA fees \$880/month

- Includes trash, snow, common area landscaping, common area irrigation, roof/gutters/downspouts, and driveway maintenance.

Upgrades as of October 1, 2024

Flooring on lower level at landing of stairs

FloorComfort premium flooring underlayment, designed for vinyl or hardwood flooring installation. With Smartcore Waterproof Engineered hardwood flooring this product is 100% Waterproof and will not swell, crack or peel if exposed to water.

Deck

New framing required to meet today's code standards. All construction had permits approved by East Goshen Township. New pressure treated rim joist installed along with 2x10 joist hangers. Finished up with deck tension tie this prevents the deck from pulling away from the house.

New Trex decking approved by HOA installed with picture frame style in mind to present a new modern look. Relief board installed as well to give the deck no butt joints to give a higher end look to the house. New Aluminum railing installed as well along the perimeter of the deck. Pergola and posts were re-stained with approved color by HOA. With a final pressure wash to clean off this beautiful home in Applebrook Carriage Homes

Projects completed by Russell Renovations Group, Souderton PA