

\$1,150,000 - 53 Branch Ave, Berwyn

MLS® #PACT2107874

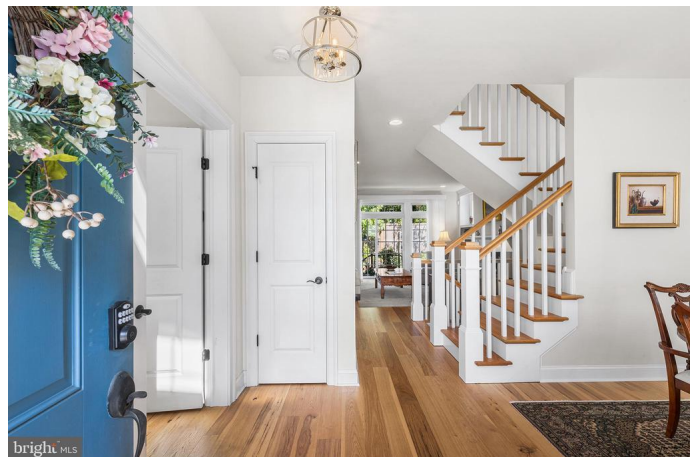
\$1,150,000

4 Bedroom, 3.50 Bathroom, 2,795 sqft

Residential on 0.04 Acres

BERWYN VILLAGE, Berwyn, PA

Welcome to Berwyn Village, where carefree and maintenance-free living meets convenience and comfort. This 4-year-old home is ideally located in the #1 award-winning T/E School District and within walking distance to the town of Berwyn, the train station, and schools. Whether you're managing a busy work schedule, juggling family life, or love to travel, you'll appreciate the peace of mind knowing your home is cared for while you're on the go. The elegant Belton model blends timeless style with thoughtful design. At the heart of the home is a gourmet kitchen featuring Bosch appliances, quartz countertops, tile backsplash, 42" Century cabinets, and an oversized center island with breakfast area. A butler's pantry offers the perfect spot for a wet bar, serving space, or extra storage. The kitchen flows seamlessly into the sun-drenched great room with gas fireplace and custom built-ins, while the formal dining room provides a welcoming space for special gatherings. Gleaming white oak hardwood floors run throughout the first floor, adding warmth and elegance to the open layout. Unique to this home is the option for a first-floor primary suite (currently used as a den) in addition to the expansive second-floor primary suite—an ideal setup for multi-generational living. The main-level suite includes a large walk-in closet and a spa-like bath with oversized walk-in shower and double vanity. Upstairs, the primary suite features a



sitting room (currently a workout space), two walk-in closets, and a luxurious bath with walk-in shower, double vanity, and private toilet. Completing the second floor are a laundry room with utility sink, a loft (used as an office), two additional bedrooms, and a shared hall bath with double vanity and tub/shower. Step outside to a private bluestone patio with awning, surrounded by professional landscaping and one of the largest, most private backyards in the community. The neighborhood is thoughtfully tucked away with no through traffic and enhanced by lush plantings and a 6-foot western cedar privacy fence for a quiet, nestled feel. The HOA handles lawn mowing, leaf cleanup, annual mulching, snow removal (driveways, walkways, and roadways), and trash, allowing you to fully enjoy this rare opportunity for low-maintenance, luxury living in the heart of Berwyn.

Built in 2021

Essential Information

MLS® #	PACT2107874
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,795
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	53 Branch Ave
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Area	Easttown Twp (10355)
Subdivision	BERWYN VILLAGE
City	Berwyn
County	CHESTER-PA
State	PA
Municipality	EASTTOWN TWP
Zip Code	19312

Amenities

Amenities	Bar, Bathroom - Walk-In Shower, Built-Ins, Butlers Pantry, Carpet, CeilingFan(s), Entry Lvl BR, Pantry, Recessed Lighting, Walk-in Closet(s), Wood Floors, Wine Storage
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Front Entry, Additional Storage Area, Inside Access

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Built-In Range, Dishwasher, Disposal, Dryer - Gas, Dryer-front loading, Exhaust Fan, Oven-Double, Refrigerator, Stainless Steel Appliances, Washer-front loading, Water Heater
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Drainage System, Full, Interior Access, Poured Concrete, Unfinished
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	2 Story

Exterior

Exterior	HardiPlank
Exterior Features	Awning(s), Stone Retaining Walls, Patio
Roof	Asphalt, Architectural Shingle
Foundation	Concrete Perimeter, Active Radon Mitigation

School Information

District	TREDYFFRIN-EASTTOWN
Middle	T E MIDDLE

High

CONESTOGA

Additional Information

Date Listed September 10th, 2025

Days on Market 8

Zoning RES

Listing Details

Listing Office BHHS Fox & Roach Wayne-Devon



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Listing information last updated on November 2nd, 2025 at 4:15pm EST