

\$1,200,000 - 309 Creek Crossing Ln, Chester Springs

MLS® #PACT2113446

\$1,200,000

5 Bedroom, 5.50 Bathroom, 5,338 sqft

Residential on 0.43 Acres

PICKERING CROSSING, Chester Springs, PA

Experience the unparalleled flow and sophisticated design of this stunning residence at 309 Creek Crossing Ln, situated on a serene lot that backs to a private creek and lush mature landscaping. It's a lifestyle. Elegant, inviting, and unforgettable with 5 Bedrooms & 5.5 Baths! This property exemplifies the best of suburban luxury, seamlessly blending elegant formal spaces with an inviting, open-concept main floor—the perfect setting for family gatherings and grand entertaining. A pristine paver walkway leads you to a magnificent two-story foyer, anchored by an impressive arching staircase and adorned with classic wainscoting and gleaming hardwood flooring. Behind elegant French doors, a dedicated entryway office features built-in bookcases, providing a private workspace. The main floor encourages effortless movement with a formal dining room featuring a stunning overhead chandelier, wainscoting, and crown molding, bathed in abundant natural light. The adjacent front family room offers a quiet retreat. At the heart of the home is the expansive open-concept main space, where the gourmet eat-in kitchen overlooks the spacious living room. The chef's kitchen boasts an off white cabinetry, granite countertops, a large pantry, and an arching island with seating—perfect for casual dining. The integrated design includes built-in wall ovens and a separate cooktop. A sun-drenched living room is warmed by a beautiful granite fireplace and provides a



convenient second staircase to the upper level. A bright sunroom with skylights sits just off the kitchen, offering exterior sliders that lead directly to the patio and the expansive, maintenance-free deck. Upstairs, five spacious bedrooms offer privacy and luxury. The Primary Suite is a tranquil escape, featuring a vaulted ceiling, a separate sitting area, and 2 oversized walk-in closet. Immerse yourself in the luxurious Primary Bathroom, which boasts separate vanities, a deep soaking tub, and a separate walk-in shower—a true spa-like retreat. The second floor also includes TWO desirable Princess Suites, a convenient Jack & Jill bathroom connecting two additional bedrooms. The home's impressive footprint extends to the finished basement, designed with multiple zones for flexible uses, from a home gym to a media room. Complete with a full bathroom (tile flooring, tile shower), the lower level offers both exterior sliders and a dedicated walk-up exit to the backyard. Practical features include a centrally located hall powder room, a large private laundry room with a wash sink and overhead storage, and a three-car garage. Savor the peace of the serene backyard from the large deck, enjoying the tranquility of the lush landscape and private creek. This home has been meticulously maintained with major recent upgrades, including: New Roof and Skylights (2023) — 50-year transferable warranty, James Hardie Siding (2022), Trex Deck with Lighting (2023), Dual-Zoned HVAC Systems with new furnaces and A/C units (2022 & 2025), Hot Water Heater (2022, 73 gallons), Whole-House Generac Generator (2020), Insulated Garage Doors and Mechanisms (2022), New Gutters (2025), Upgraded Exterior Lighting throughout. Outdoors, enjoy the lush lawn, landscaped beds, and semi-private wooded setting that borders a gentle creek—a peaceful and picturesque backdrop for relaxing or entertaining.

Homeowners especially love the tree-lined streets and community green space, the single-entry neighborhood layout, the quality of the lot and eastern front exposure, the spacious flow for entertaining, large bedrooms, ample basement storage, and easy access to major routes, shopping, dining, and top-rated public and private schools. Situated in the sought-after Pickering Meadows community, known for its quiet atmosphere and green space, and located in the Award-winning Downingtown East/STEM School District. Close proximity to Malvern, Downingtown, Exton, and Phoenixville, and within 45 minutes of the airport

Built in 2001

Essential Information

MLS® #	PACT2113446
Price	\$1,200,000
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	5,338
Acres	0.43
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	309 Creek Crossing Ln
Area	West Pikeland Twp (10334)
Subdivision	PICKERING CROSSING
City	Chester Springs
County	CHESTER-PA
State	PA

Municipality	WEST PIKELAND TWP
Zip Code	19425

Amenities

Amenities	Attic, Attic/House Fan, Built-Ins, Butlers Pantry, CeilngFan(s), Chair Railing, Crown Molding, Skylight(s), Store/Office, Wainscotting, Walk-in Closet(s), Intercom
Utilities	Cable TV
# of Garages	3
Garages	Garage - Side Entry

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Intercom, Oven-Double, Washer
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Daylight, Full, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	3
Stories	3

Exterior

Exterior	Concrete/Block, Fiber Cement Siding
Exterior Features	Other
Lot Description	Stream/creek, Front Yard, Rear Yard
Roof	Asphalt, Pitched, Shingle
Foundation	Concrete Perimeter

School Information

District	DOWNINGTOWN AREA
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Additional Information

Date Listed	November 13th, 2025
Days on Market	3
Zoning	RESIDENTIAL

Listing Details

Listing Office

Keller Williams Real Estate -Exton



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Listing information last updated on November 15th, 2025 at 1:00am EST