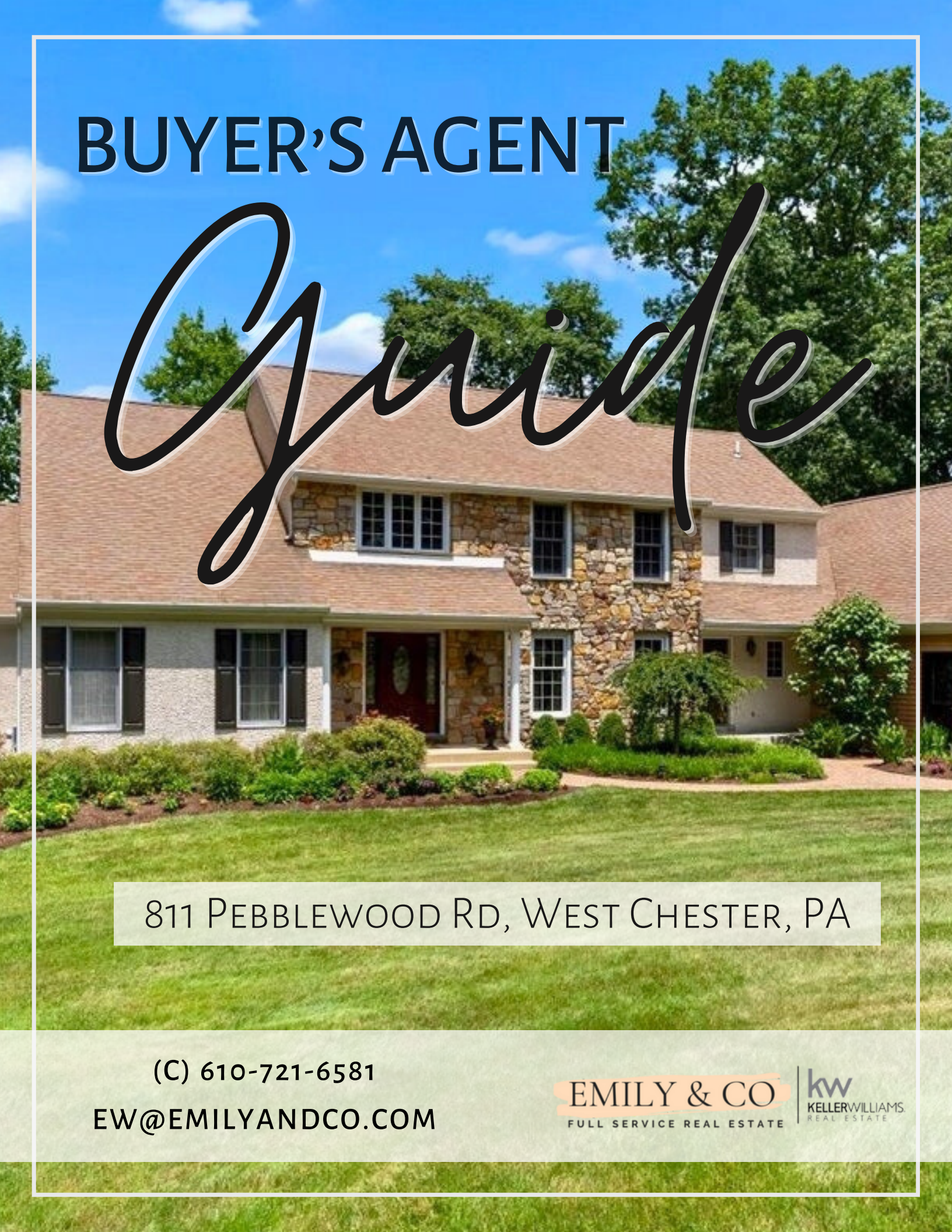




BUYER'S AGENT

Guide

811 PEBBLEWOOD RD, WEST CHESTER, PA

(C) 610-721-6581

EW@EMILYANDCO.COM

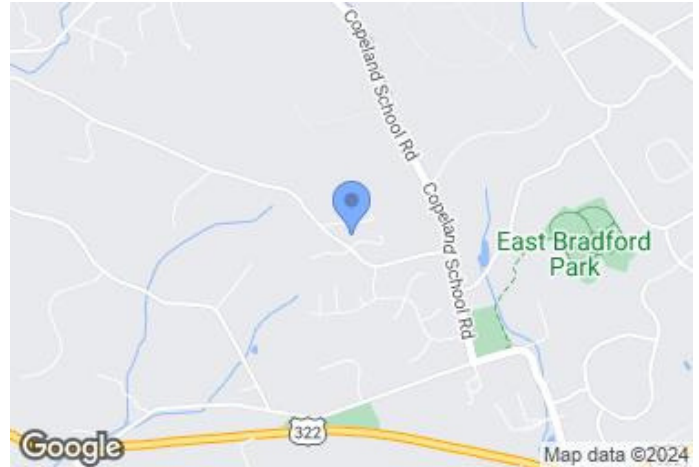
EMILY & CO
FULL SERVICE REAL ESTATE

kw
KELLERWILLIAMS
REAL ESTATE

Property Flyer

811 Pebblewood Rd, West Chester, PA 19380

\$940,000



PACT2071768

MLS #: Beds: Baths: 4

Lot Acres/SqFt: 1.6a / 69696sf / Estimated

Abv Grd Fin SF: 3 / 1

School District: West Chester Area NONE

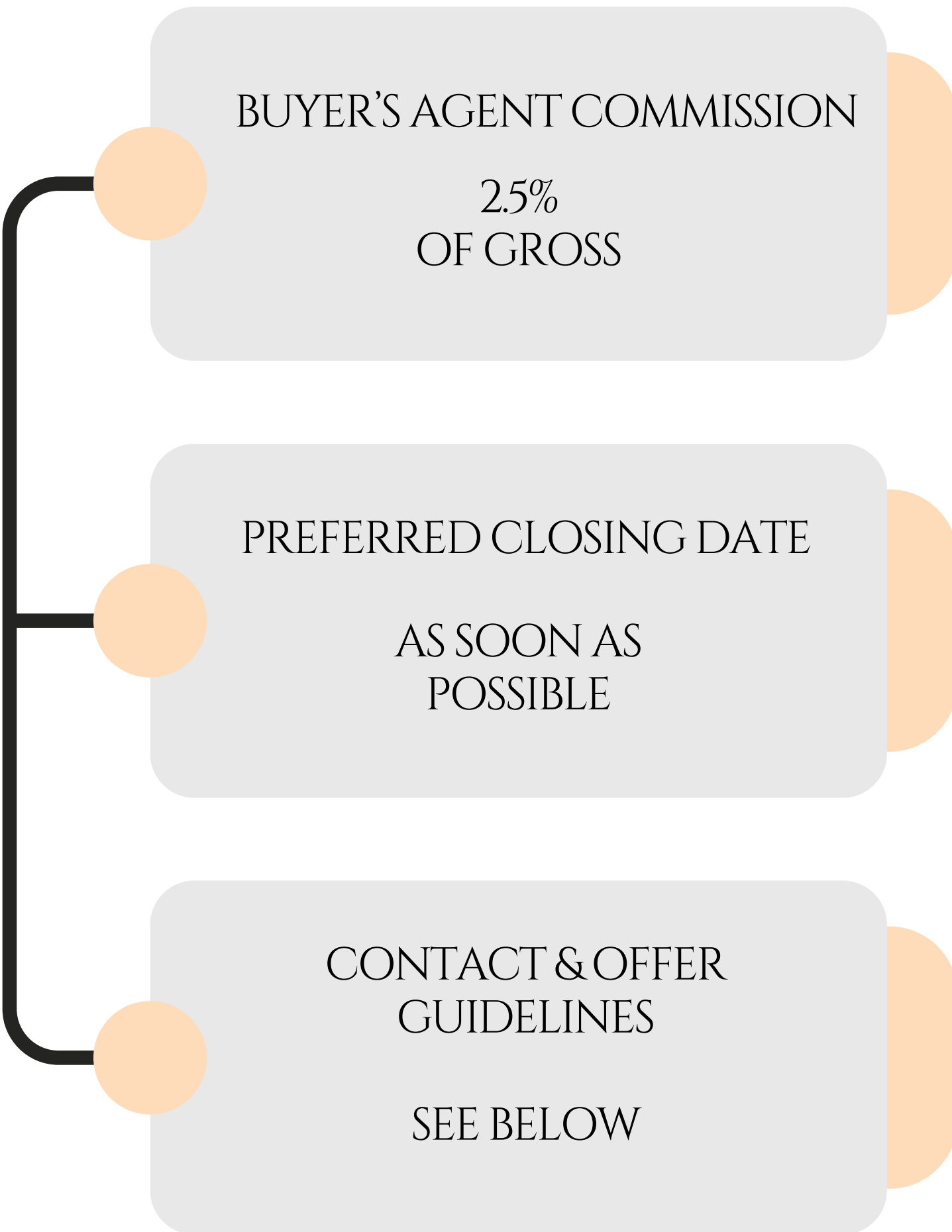
Remarks: 3,203 / Estimated

Subdivision: AVAILABLE

Welcome to 811 Pebblewood Road, a stunning home nestled on a serene 1.6 acre wooded lot in a private cul-de-sac in West Chester, PA. This beautiful oasis blends convenience and tranquility, with gorgeous flowers and mature trees surrounding the property. Entering through the foyer, you are greeted by vaulted ceilings, marble floors and a stunning chandelier. The foyer flows into the living room, featuring a marble gas fireplace, hardwood floors and vaulted ceiling. The main level features a first-floor master suite, which includes a luxurious bathroom and a spacious walk-in closet, offering a private retreat. Completing the master suite is a roomy office, which provides a quiet workspace with a beautiful view of the pool, gardens and surrounding nature. The family room offers lots of natural light with cathedral ceilings and skylights, creating a bright and welcoming atmosphere. The family room flows into the kitchen area around a two-story stone fireplace. The large gourmet kitchen, with its additional skylights, connects to an airy breakfast nook. This nook and the adjacent family room share the double-sided wood fireplace, perfect for enjoying warmth and ambiance from multiple spaces. From the family room step outside to the expansive deck that overlooks a fenced yard on one side and a sparkling pool with a spa on the other, creating an ideal setting for outdoor entertainment and relaxation. A butler's pantry connects the kitchen area to the dining room, ideal for formal gatherings. Next to the kitchen is a practical and spacious laundry/mud room with access to the large three-car garage. The upper level boasts three generously sized bedrooms and two full bathrooms, with spacious halls that open to the lower level, ensuring plenty of natural light throughout. The fabulous walkout basement is perfect for hosting gatherings or unwinding, featuring a custom bar, a large game room, and a separate media/recreation area with double glass doors leading to the pool area. This level also includes ample storage space and a spacious work room. Numerous upgrades over the years display pride of ownership and high-quality finishes. Don't miss the opportunity to own this exquisite property in a prime location. Schedule your tour today and experience this amazing home firsthand.

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BUYER'S AGENT COMMISSION

2.5%
OF GROSS

PREFERRED CLOSING DATE

AS SOON AS
POSSIBLE

CONTACT & OFFER
GUIDELINES

SEE BELOW



PRESENTATION OF OFFERS

We're thrilled that you are interested in our listing. Thank you for preparing an offer. Our main objective is to make this process as smooth as possible for all involved. This will help to ensure a stress free transaction. We are looking forward to working for you!

OFFER GUIDELINES:

1. Email all offers to EW@EMILYANDCO.COM and TEAM@EMILYANDCO.COM
2. KW Greater West Chester license Number: RB068708
300 Willowbrook Ln Suite 310 West Chester, Pa 19382
Emily Wolski license number: RS 337331
3. Cash offers must have proof of funds
Mortgage offers must have pre-approval letter with the following:
 - Direct contact number (cell preferred) for Mortgage Representative
 - Direct email address of Mortgage Representative
4. All offers must have Buyer Financial Information form completed (or POF)
5. Under Special Clauses please insert the following verbiage: If any timeline or due date falls on a weekend or national/federal holiday, it will automatically be extended to the next business day.

Offers made over the weekend may not be responded to until Monday.

Please note that our listing specialist, team@emilyandco.com should be cc'd on all offers or any questions regarding our listings. Emily Wolski will be handling all negotiations. Thanks again. We look forward to working with you.