

# \$1,075,000 - 452 Springview Ln, Phoenixville

MLS® #PACT2110204

**\$1,075,000**

4 Bedroom, 4.50 Bathroom, 6,120 sqft

Residential on 0.66 Acres

VALLEY FORGE WOODS, Phoenixville, PA

Welcome to 452 Springview Lane in the Valley Forge Woods neighborhood. A spacious open floor plan home with soaring ceilings, 4-bedrooms, 4.5-baths, a finished walkout, daylight basement and a private back yard backing up to woods. This home has been consistently upgraded w/ significant investments over the years. The dramatic foyer & front staircase welcome you & your guests into the home. To the left is a good size office with built in bookcases & oversized custom built desk with large windows offering views to the front yard. To the right is the living room & then moving through the living room to the large conservatory that offers three walls of windows that look out to the private, wooded side yard and French doors that open to the back deck. This conservatory enjoys its own heating and air conditioning system & can be used as a game room, a playroom, a music room, etc. Stepping from the conservatory back into the living room area is adjacent to the dining room. The kitchen, sunroom & family room are towards the back of the house, & all this space enjoys walls of windows that feature views of the private wooded back yard. The kitchen is spacious with plenty of cabinet space, counter space, a large island, updated appliances (downdraft gas cooktop (2025, \$3,000), GE Monogram double convection oven (2018, \$2,700), GE Café® refrigerator (2020, \$3,300), & newer dishwasher (2020)) and plenty of room to accommodate a large table and chairs. The sunroom offers another



room, part of the kitchen area, with skylights and with a french door out to the large back deck. This is a great "flex space" for entertaining, & daily life. The large family room flows right from the kitchen and features a two-story wall of windows with lots of natural light, a floor to ceiling stone faced gas fireplace & a second staircase to the upper level. The half bath & laundry room complete the main level. Upstairs, the primary suite offers a retreat with updated spa-like features. A sitting area, a large walk-in closet, a large bathroom w/ a glass enclosed double spa shower with oversized rain shower head and wall jets, a large whirlpool soaking tub & a separate water closet. Bedrooms 2 & 3 share a bathroom with 2 sinks. Bedroom 4 enjoys an ensuite bathroom. The fully finished basement (2009, \$75,000) offers a third level of living space w/ an open floor plan with lots of sunlight from 3 windows plus french doors opening to the back yard. It features a full bath, a wet bar with an additional refrigerator, a theatre room, & lots of additional space for exercise, play & multiple storage areas. There is also a full house generator, 3 car garage, and beautiful landscaping in the front yard with dramatic landscape lighting. Other major improvements include stucco remediation w/ 2 window replacement and new shutters (2025, \$30,000), a new heating & A/C system on the second floor w/ smart thermostats throughout (2024, \$16,400), & a new roof w/ skylights & copper roofing over the office window (2021, \$38,000), new carpet throughout much of the home (2021), and fresh paint in several rooms (2025). This home is part of a vibrant community that offers access to parks, walking trails, making it perfect for those seeking an active lifestyle. Enjoy the best of both worlds "a tranquil suburban setting, located just 10 mins to the Paoli Train which will take you north to D.C. & East to Phila & then straight to NYC. Just 10 minutes to downtown

Phoenixville (voted #1 Best Small Town to live in America by Travel + Leisure magazine in 2025) and with great public schools. Across from the Phoenixville Country Club, 5 mins to the Phoenixville YMCA, surrounded by parks & hiking trails, Valley Forge National Park is 3 mi, and KOP Mall 7 mi. This home combines comfort, luxury, and long-term value w/ its long list of upgrades, beautiful design, & prime location in Valley Forge Woods. Welcome home!...

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | PACT2110204 |
| Price          | \$1,075,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.50        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 6,120       |
| Acres          | 0.66        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Colonial    |
| Status         | Active      |

**Community Information**

|              |                        |
|--------------|------------------------|
| Address      | 452 Springview Ln      |
| Area         | Schuylkill Twp (10327) |
| Subdivision  | VALLEY FORGE WOODS     |
| City         | Phoenixville           |
| County       | CHESTER-PA             |
| State        | PA                     |
| Municipality | SCHUYLKILL TWP         |
| Zip Code     | 19460                  |

**Amenities**

|               |                                                                                                                                                                                                                                                                                                      |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Additional Stairway, Stall Shower, Tub Shower, Soaking Tub, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Chair Railing, Crown Molding, Formal/Separate Dining Room, Master Bath(s), Recessed Lighting, Wet Bar/Bar, Walk-in Closet(s), Pantry, Upgraded Countertops, Shades/Blinds, Wood Floors |
| Parking       | Asphalt Driveway                                                                                                                                                                                                                                                                                     |
| # of Garages  | 3                                                                                                                                                                                                                                                                                                    |
| Garages       | Garage Door Opener, Inside Access, Garage - Side Entry                                                                                                                                                                                                                                               |
| View          | Garden/Lawn, Trees/Woods, Street                                                                                                                                                                                                                                                                     |
| HOA Amenities | Common Grounds                                                                                                                                                                                                                                                                                       |

## Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Floor Plan-Open                                                                                                                                                                  |
| Appliances        | Built-In Range, Dishwasher, Disposal, Dryer, Microwave, Oven-Double, Oven-Wall, Stainless Steel Appliances, Six burner stove, Refrigerator, Oven/Range-Gas, Washer, Water Heater |
| Heating           | Forced Air                                                                                                                                                                       |
| Cooling           | Central A/C                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Fully Finished, Outside Entrance, Daylight, Full, Heated, Poured Concrete, Sump Pump, Walkout Level, Windows                                                               |
| Fireplace         | Yes                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                |
| Fireplaces        | Gas/Propane, Stone                                                                                                                                                               |
| # of Stories      | 2                                                                                                                                                                                |
| Stories           | 2 Story                                                                                                                                                                          |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Stucco, Stone                                      |
| Exterior Features | Extensive Hardscape, Exterior Lighting, Deck(s)    |
| Lot Description   | Backs to Trees, Front Yard, Rear Yard, SideYard(s) |
| Roof              | Shingle                                            |
| Foundation        | Concrete Perimeter                                 |

## School Information

|            |                   |
|------------|-------------------|
| District   | PHOENIXVILLE AREA |
| Elementary | SCHUYLKILL        |
| Middle     | PHOENIXVILLE AREA |
| High       | PHOENIXVILLE AREA |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 48                |
| Zoning         | RES               |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX Main Line - Devon |
|----------------|--------------------------|



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Listing information last updated on November 17th, 2025 at 11:01am EST