



Award-winning Olde Bulltown Village is designed and built for homeowners who value classic architecture in a tranquil northern Chester County setting. With thought and care, in harmony with the surrounding French Creek Golf Club, a village is being fashioned to replicate historic Bulltown, and yet provide all the modern conveniences and amenities of 21st-century living.

Thirty-six home sites have been thoughtfully placed throughout Bulltown's seventy acres. Consideration has been given to each site in order to maximize various amenities such as the rippling French Creek, expansive rolling hills, and the carefully manicured golf course. Each home is custom and site specific, carefully laid out and situated to capitalize on view, maximize privacy, to consider the orientation of the sun and to respect the surrounding properties and environment.



The Cottage

61 Brownstone Lane
Olde Bulltown Village, Elverson
Exclusively offered for \$949,000

Winner of the 2004 Pyramid Award for the "Best Single Family Home of the Year" from the Home Builders Association of Chester and Delaware Counties, 61 Brownstone Lane couples the ambiance of an 18th century cottage with the spaciousness of a 21st century residence. Architectural details such as raised-paneling, custom molding, post-and-beam vaulted ceilings, and masonry fireplaces demonstrate the charm of a historical Cottage. Large living areas, abundant storage space, top-of-the-line appliances and spacious closets fulfill the necessities of our 21st century lifestyle.

The exterior features 7/8" taper-sawn Cedar shingles, copper gutters and downspouts, authentic hardware, and a brick front walk. A custom fieldstone wall surrounds the front property line. The Cottage is situated on a partially wooded homesite to the north of a spectacular par 4, the fourteenth hole, of the links-style French Creek Golf Club.

The Cottage

The Cottage's interior offers a balanced blend of old and new, combining 18th century architectural details with 21st century convenience.

The Great Room is grounded by twin fireplaces on the east and west walls, which rise up to the vaulted post and beam ceiling. Quarter-sawn hardwood floors continue into the kitchen, which includes an island with a marble countertop, quality custom cabinets, stainless steel Bosch and Thermador appliances and a butcher-top countertop.

A study, accented by raised-panel wainscoting, a powder room, a laundry room, and the master suite are also situated on the main floor. The master suite features spectacular views of the 14th hole, and provides access to a covered deck and separate back patio. A spacious dressing area leads to the luxurious master bath, offering separate vanities and a large shower.

The second floor of the Cottage is highlighted by custom bookshelves, visible from the Great Room. Two large bedrooms, a full bathroom, and a separate storage space are accessible from the hall. Each bedroom offers a spacious closet, neutral decor, and beautiful views of the golf course and wooded areas.

The lower level may serve as a family room or entertainment center. The main area provides new carpet and an entertainment cabinet. A separate room with hardwood floors offers space as an exercise room or pool room. Additional storage is available in an unfinished room.

The two-car detached carriage shed is accessible from a side entry, and features finished office space and a powder room on the second level. The loose gravel driveway provides plenty of parking space for guests.



Address - 61 Brownstone Lane, Elverson, Pennsylvania, 19520

Price - \$949,000

Township - East Nantmeal

County - Chester

Bedrooms - 3

Full Bathrooms - 2

Powder Rooms - 3

Fireplaces - 3

Water & Sewer - Public

Heating & Cooling - Geothermal

Exterior - Cedar siding and cypress trim

Size - 4,500 total sq. ft., including basement and garage finished space

Garage - Detached, 2-car

Lot Size - .51 acres

HOA fee - \$2,500 annually

Built - 2004

School District - Owen J. Roberts

Inclusions - Appliances & TV cabinet on lower level



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