

# \$1,195,000 - 116 Three Ponds Ln, Malvern

MLS® #PACT2112278

**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 3,945 sqft

Residential on 2.30 Acres

THREE PONDS, Malvern, PA

Timeless 4-Bedroom 2.2-Bath Colonial in picturesque Three Ponds.

Welcome to this beautifully updated colonial tucked away on a serene 2.3 acre lot in picturesque Charlestown Township and the award-winning Great Valley School District. Intentionally blending modern updates with timeless charm, this home offers privacy, comfort, and convenience in location.

As you step inside, you are greeted by an elegant two-story foyer and curved staircase. Walk through the foyer and discover the newly renovated kitchen featuring brand new appliances, custom cabinetry, and stunning quartz countertops. With pantry space, ample cabinet storage, and the formal dining room just steps away, entertaining is a must.

As you walk through the main level, refinished hardwood floors flow throughout. Hardwoods are complemented by new carpeting on both the first and second floors.

Two beautiful fireplaces anchor the family room and home office, adding warmth and character. At the rear of the home, an expansive deck spans the entire length of the house, offering a peaceful backdrop of mature trees and open land. It is perfect for morning coffee, evening dinners, or weekend get-togethers.

The fully finished basement expands your



living space with a wet bar, half bath, and large area, flexible for a home gym, office, or entertainment.

Upstairs, let the primary suite greet you with a double-door entry. Spacious and flooded with natural light, the suite contains room for rest & relaxation, 4 closet spaces (2 walk-in) and an ensuite bathroom with double sink vanity, soaking tub and shower.

On the opposite end of the hallway are 3 bedrooms with natural light and serene views, as well as a hall bath.

Equipped with a whole-house Generac Home Generator and an owned 1000-gallon buried propane tank, providing supplemental power capability when needed.

Outside, the property’s 2.3 acre setting offers a sense of tranquility while keeping you under 14 minutes from Malvern Borough, close to major commuter routes, shopping, and dining.

Located on a quiet circle, this home's location is idealistic. Three Ponds is a beautiful, serene community, and this home checks the boxes of modern updates, classic design, and a stunning natural setting.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | PACT2112278 |
| Price          | \$1,195,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 3,945       |

|            |                       |
|------------|-----------------------|
| Acres      | 2.30                  |
| Year Built | 1988                  |
| Type       | Residential           |
| Sub-Type   | Detached              |
| Style      | Traditional, Colonial |
| Status     | Active                |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 116 Three Ponds Ln      |
| Area         | Charlestown Twp (10335) |
| Subdivision  | THREE PONDS             |
| City         | Malvern                 |
| County       | CHESTER-PA              |
| State        | PA                      |
| Municipality | CHARLESTOWN TWP         |
| Zip Code     | 19355                   |

### Amenities

|              |                                                                                                                                                                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Wood Floors, Carpet, Curved Staircase, Chair Railing, Skylight(s), Wet Bar/Bar, Soaking Tub, Bathroom - Walk-In Shower, Tub Shower, Built-Ins, CeilingFan(s), Crown Molding, Formal/Separate Dining Room, Pantry, Master Bath(s), Upgraded Countertops, Walk-in Closet(s) |
| # of Garages | 3                                                                                                                                                                                                                                                                         |
| Garages      | Garage - Side Entry, Garage Door Opener, Inside Access, Built In, Additional Storage Area                                                                                                                                                                                 |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                               |
| Heating           | Forced Air                                           |
| Cooling           | Central A/C                                          |
| Has Basement      | Yes                                                  |
| Basement          | Fully Finished, Interior Access, Shelving, Sump Pump |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 2                                                    |
| Fireplaces        | Gas/Propane, Wood                                    |
| # of Stories      | 2                                                    |
| Stories           | 2 Story                                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Stucco                         |
| Exterior Features | Gutter System, Deck(s)         |
| Roof              | Shake                          |
| Foundation        | Active Radon Mitigation, Block |

### School Information

|            |              |
|------------|--------------|
| District   | GREAT VALLEY |
| Elementary | CHARLESTOWN  |
| Middle     | GREAT VALLEY |
| High       | GREAT VALLEY |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 27                 |
| Zoning         | R10                |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Engel & Volkers |
|----------------|-----------------|



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Listing information last updated on November 18th, 2025 at 4:00am EST