

Marsh Harbour

An Active Community adjacent to Marsh Creek State Park and Lake

Facts about Marsh Harbour Community in Chester County, PA



- ✚ **Private and Safe Community - with Single Family - and Townhomes**
- ✚ **Located in Chester County, PA, next to Marsh Creek State Park and Lake**
- ✚ **Outdoor Activities: Walking, Running, Horse Back Riding, Biking, Boating, Fishing**
- ✚ **Homes with Lake View**
- ✚ **Large Community Pool, Baby Pool and Hot Tub**
- ✚ **Clubhouse for Private and Community Events**
- ✚ **Tennis Courts, Gym and Toddler Lot**
- ✚ **Downingtown Area School District**
- ✚ **Gold Star Community Award (CAI)**

The Marsh Harbour community at 100 Marsh Creek Drive, Downingtown, PA 19335 is a private community with single family homes and townhomes located in the rolling hills of beautiful Chester County next to a lake and Marsh Creek State Park. Home sizes range from 2 to 4 bedrooms and offer something for almost everyone, some with lake view. The Community is the ideal mix for families and singles of all ages with lots of great activities. The home owners association maintains a clean appearance of the community. Committees serve the community in various interests, i.e., architectural changes, organizing community events, such as children's parades, pool parties, wine tasting, October fest, and dinner events. Lawn cutting, snow removal, trash collection, recycling, and other maintenance around the homes is organized by the association for a nominal fee.

Marsh Harbour has been recognized as a GOLD STAR COMMUNITY being one of the best communities in the country. The GOLD STAR COMMUNITY recognition,



awarded by the Community Association Institute (CAI), indicates to residents, professionals, vendors, and prospective home buyers that the association follows basic and open policies and procedures in the operation and management of the Marsh Harbour Community Association, thus maintaining a high home value for everyone in the community.



Most amenities such as the pool, gym, tennis courts and toddler lot are easily accessible and in walking distance. Marsh Creek State Park is in walking distance as well and the ideal place for relaxation at the large 535 acre Marsh Creek Lake, offering many outdoor activities such as walking, running, biking, mountain biking, horse back riding, fishing, hunting, sailing, surfing and kayaking. Many Marsh Harbour residents keep a boat in designated spots at the lake.

Marsh Harbour is close to the village of Eagle in Upper Uwchlan Township, just a mile from Exit 312 of the PA-Turnpike I-76. Eagle is a small historic village and offers convenient shopping and services. In order to preserve the old village of Eagle, many older houses have been renovated and a new bypass redirects the traffic. Valley Forge and the King of Prussia mall are 15-20 minutes away by car while Philadelphia can be reached within 50 minutes. Septa rail to Philadelphia is available from Exton and Downingtown Stations. Exton is 15 minutes away by car and has one of the largest concentrated shopping centers in the area. Many restaurants, fine dining and entertainment can be found throughout the area, including West Chester, the County seat and college town.

Sports is big in the area and parks and local leagues support many activities for children and adults. Marsh Harbour is located within the Downingtown Area School District which has great schools and reasonable taxes. The Marsh Harbour community is truly a hidden treasure with many friendly residents who appreciate a high standard of living and believe it is the best place to live. Children can play on the streets safely and neighbors greet each other.



For buying and renting opportunities, please check the Marsh Harbour homepage at www.marshharbourpa.com or contact your local real-estate agent.

Links:

Marsh Harbour Home Page: www.marshharbourpa.com

Chester County Information: <http://dsf.chesco.org>

Marsh Creek State Park: www.dcnr.state.pa.us/stateparks/Parks/marshcreek.aspx

Upper Uwchlan Township: <http://www.upperuwchlan-pa.gov>