

THE TOWNS AT RADNOR CROSSING

245 S BRYN MAWR AVE, BRYN MAWR

presented by

ZAPPITELLI
HOMES

ERICA WALKER | ALEX STACKHOUSE | JESSICA GROSS
LUXELOCAL
REAL ESTATE

kw
KELLERWILLIAMS

A photograph of a city skyline at dusk or dawn. The sky is dark with some clouds, and the city lights are visible. In the foreground, there is a body of water, likely a river, which reflects the city lights and the sky. The skyline features several prominent skyscrapers, including one with a distinctive pointed top. The overall atmosphere is serene and sophisticated.

Presenting Four Refined Residences in the Heart of Bryn Mawr

Nestled just blocks from the heart of Bryn Mawr, this boutique collection of luxury townhomes blends Main Line tradition with timeless sophistication.

Located within one of the most desirable enclaves on the Main Line—and part of the acclaimed Radnor Township School District—residents will enjoy effortless access to the best the area has to offer.

A rare opportunity to experience refined craftsmanship and elevated living, beautifully set within an unparalleled Main Line address that defines timeless architecture.

ABOUT THE BUILDER

FAMILY-OWNED AND
OPERATED, THE ZAPPITELLI
FAMILY HOLDS CLIENT
FOCUSED TRADITIONS TO
CRAFT YOUR DREAM INTO A
TRULY BREATHTAKING HOME.



MICHAEL ZAPPITELLI
Founder & President



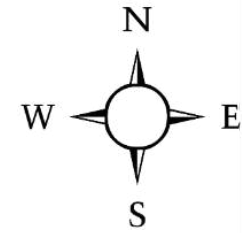
LAUREN ZAPPITELLI
Interior Designer



When you build with Zappitelli Homes, you're not stepping into a sales funnel- you're stepping into a partnership. We treat every project with the care we'd give our own home. And in the end, what you get isn't just a house, but a story worth living in.

The Zappitelli Family has a tradition we have upheld for 2 generations of working directly with the client, being onsite to handle the intricate details of design, and building your dream home. Being family-owned and operated does not just mean we have a good story- it also means that our product represents who we are.

NEIGHBORHOOD



*DRIVEWAYS NOT TO PLAN

NEIGHBORHOOD

HOMESITE	SQ FT	LOT PREMIUM
1	2,464 sq ft	\$50,000
2	2,395 sq ft	\$10,000
3	2,395 sq ft	\$15,000
4	2,442 sq ft	\$30,000

Montgomery County | Radnor Township

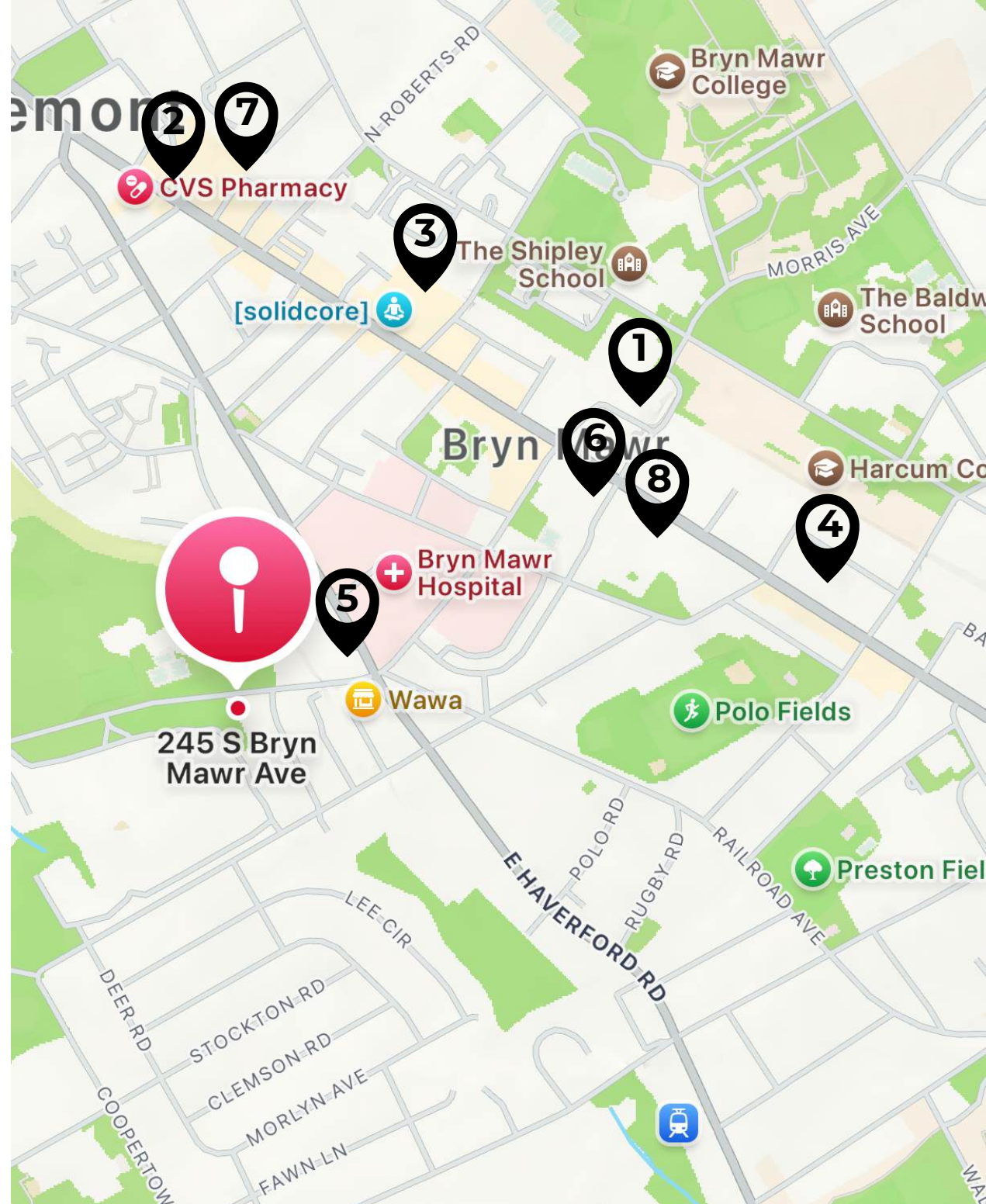
Radnor Township School District

Utilities: Natural Gas, Public Water & Sewer

HOA: \$TBD/ Month + \$TBD Capital Contribution

NEARBY AMENITIES

1. Bryn Mawr Train Station
2. MOM's Organic Market
3. La Colombe Coffee
4. Acme
5. La Cabra Brewing
Smokehouse
6. Avalon Bistro & Wine Bar
7. Barre3
8. Starbucks



TRANSIT OVERVIEW



10 min walk
to Bryn Mawr Train

5 min walk
to Bryn Mawr Hospital

2 min walk
to Wawa



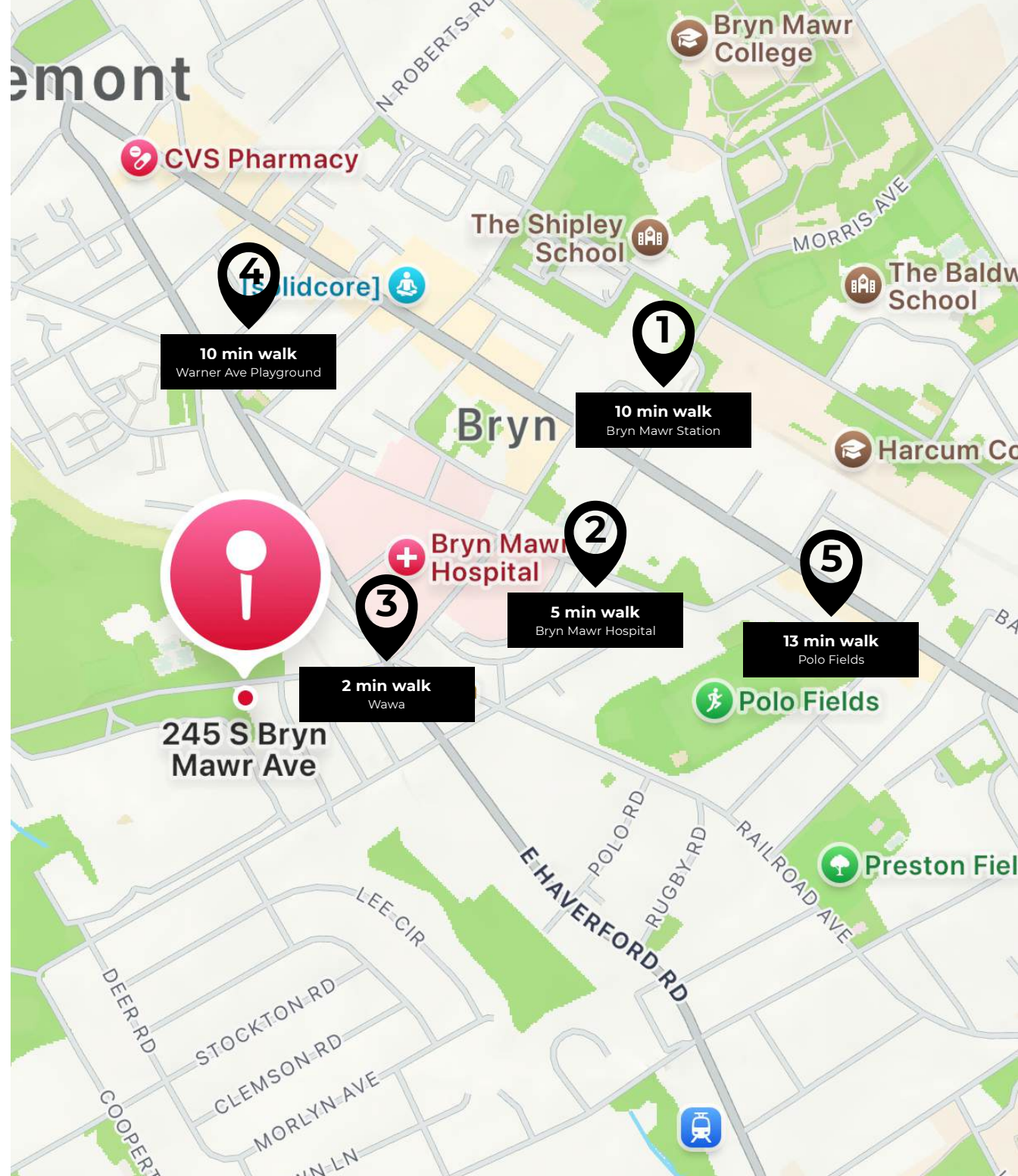
10 min drive
to Suburban Square

35 min drive
to Center City

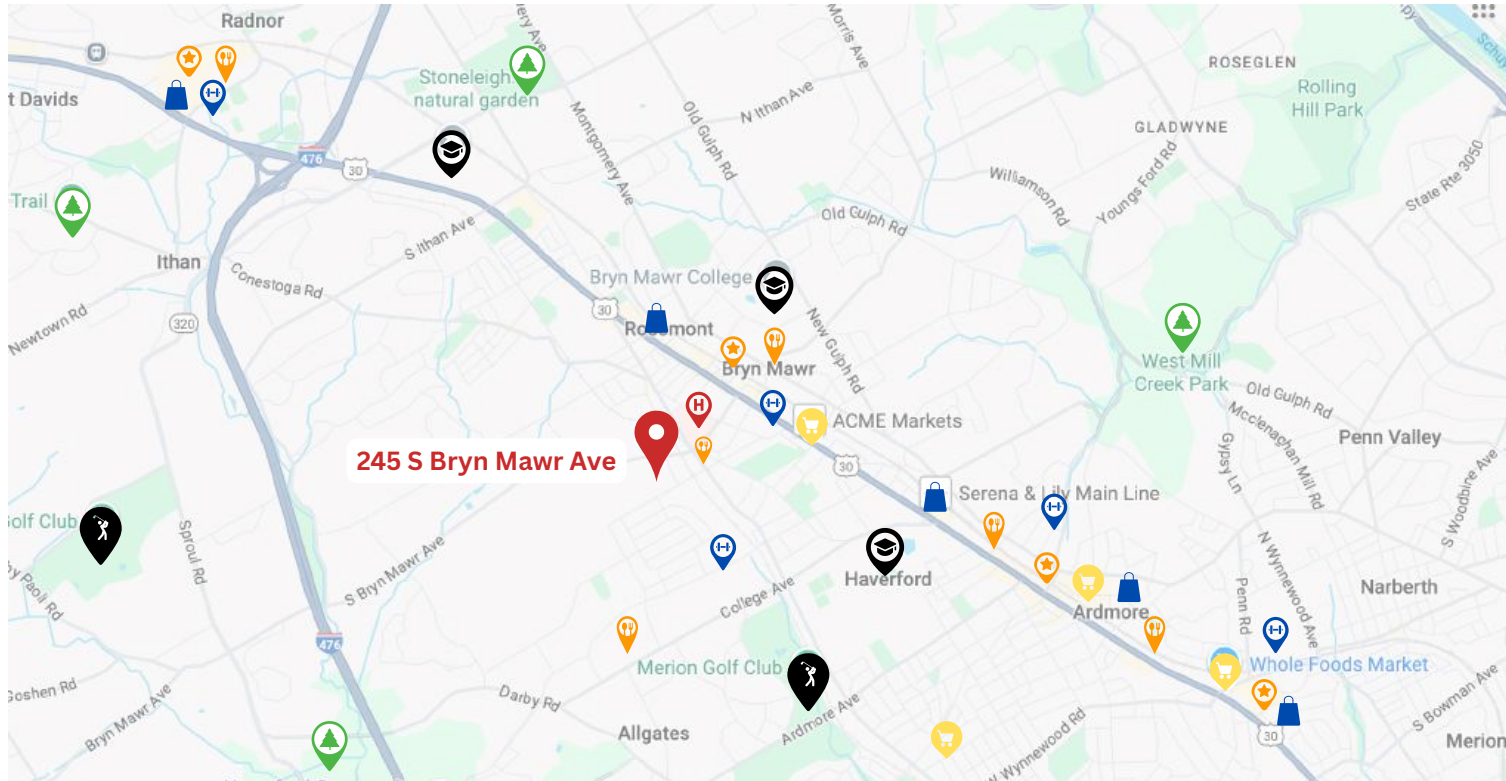
20 min drive
to King of Prussia



30 min drive
to Philadelphia
International Airport



WHAT'S NEARBY



ENTERTAINMENT

- Stoneleigh Gardens
- Lulu's Casita
- Preston Park
- Simpson Center for the Performing Arts



FITNESS

- Haverford YMCA
- Solidcore
- The Sporting Club Main Line
- Main Line Total Fitness
- CrossFit Main Line
- F45 Training
- Planet Fitness



DINING

- La Cabra Brewing
- La Columbe Coffee
- Wawa
- Surreal Creamery
- The Refectory
- Starbucks
- White Dog Cafe
- Chopt Salads



PUBLIC SERVICES

- Bryn Mawr Hospital
- Bryn Mawr Fire Company
- Bryn Mawr Medical Center



EDUCATION

- Villanova University
- Bryn Mawr College
- Rosemont College
- The Baldwin School
- St. Aloysius Academy
- Lower Merion School District
- Radnor Township School District



RECREATION

- Radnor Trail
- Ithan Valley Park
- Emlen Tunnell Park
- Ashbridge Park
- Skunk Hollow Preserve
- Haverford Reserve Meadow



SHOPPING

- Athleta
- Bryn Mawr Boutiques
- Target
- Barnes & Noble
- HomeGoods
- Bryn Mawr Running Store



GROCERY

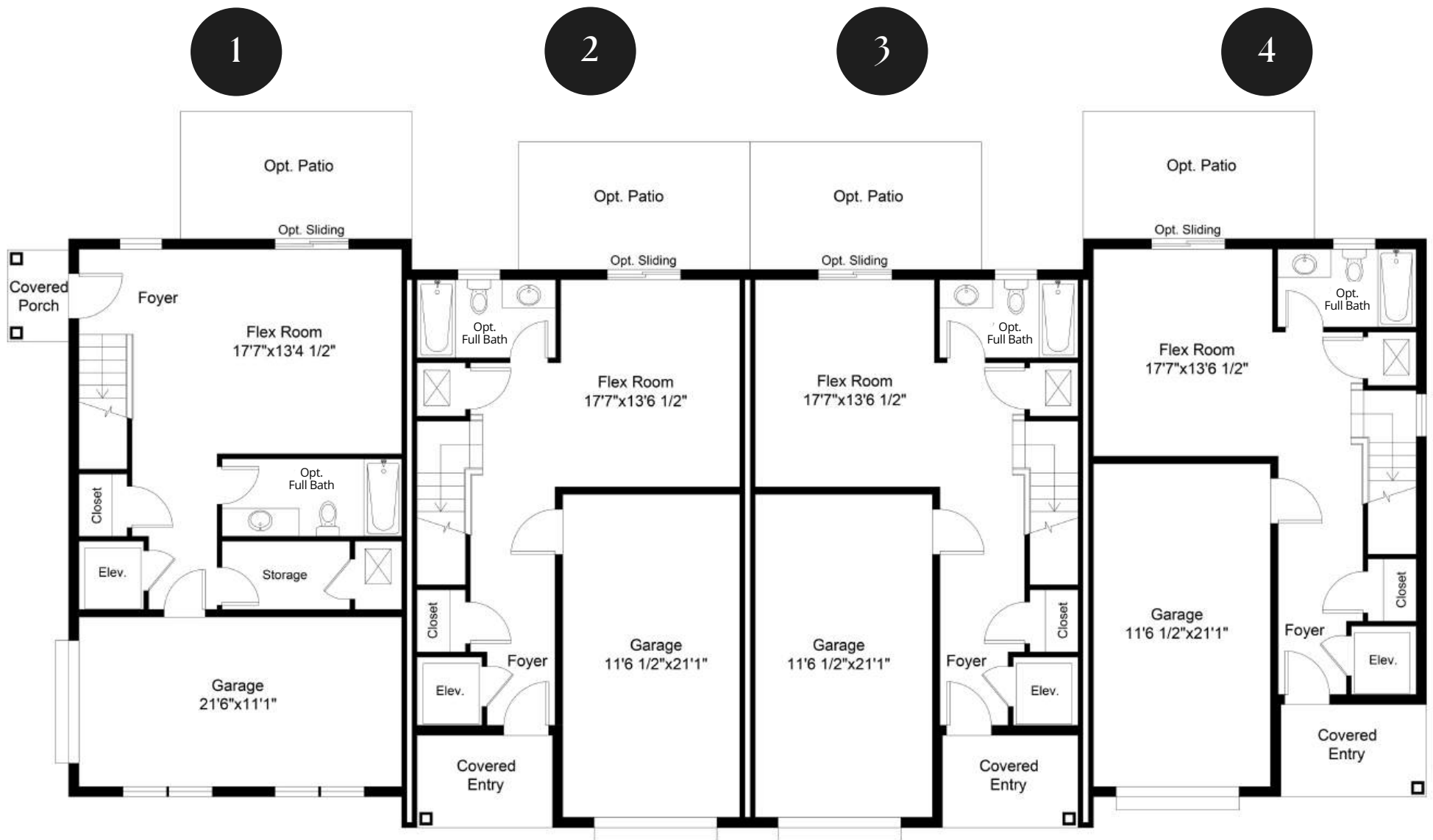
- GIANT
- Wegmans
- Acme
- Whole Foods
- Trader Joes
- Carlinos Market



GOLFING

- Radnor Valley Country Club
- Merion Golf Club
- Overbrook Golf Club

FLOORPLANS



ENTRY LEVEL / REC ROOM

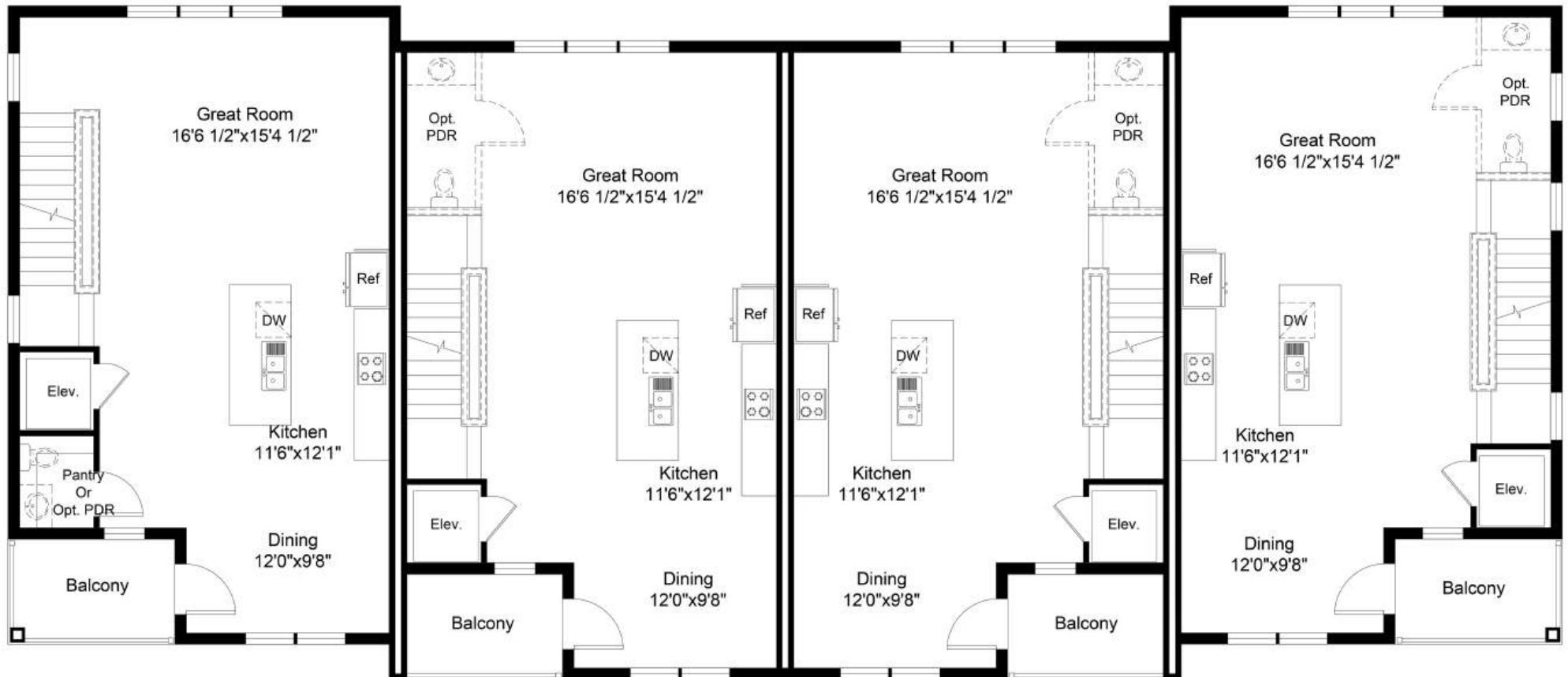
FLOORPLANS

1

2

3

4



MAIN LEVEL / SECOND FLOOR

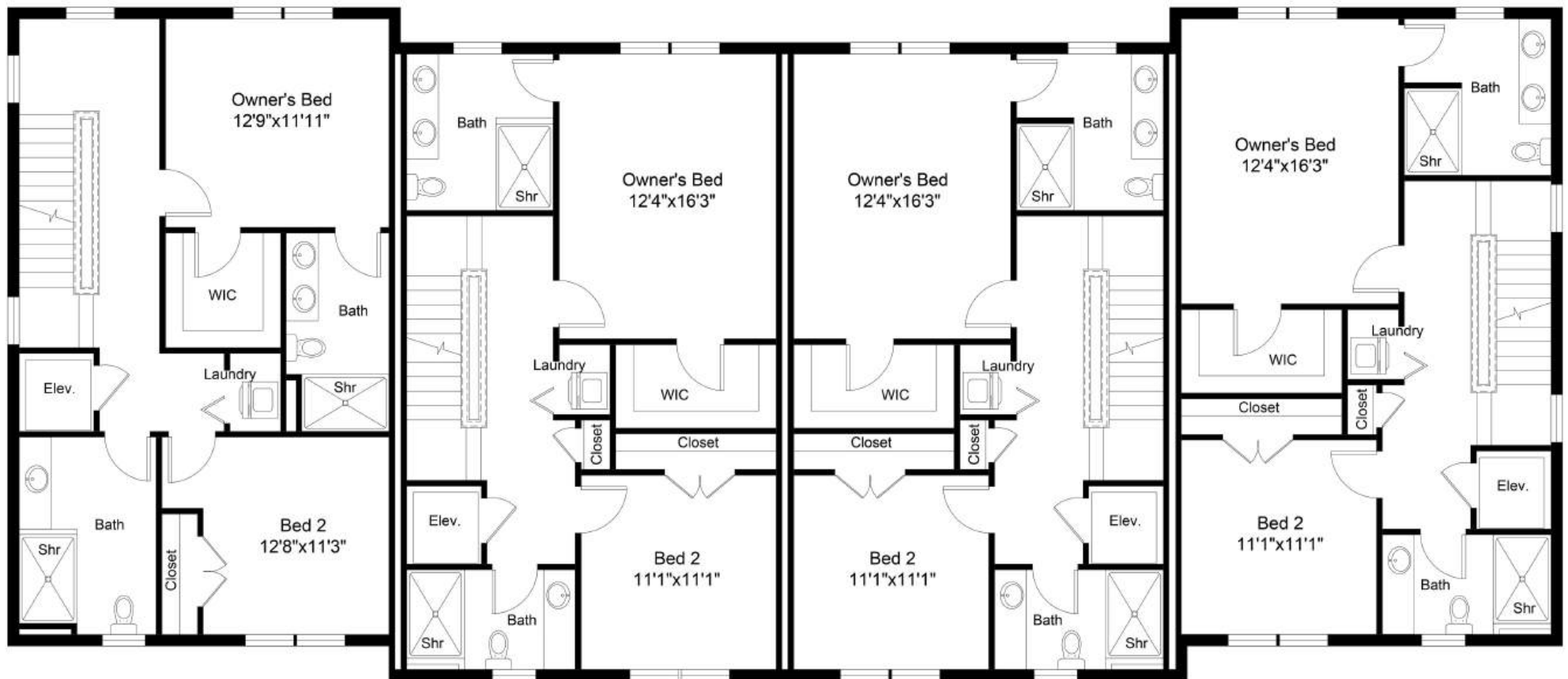
FLOORPLANS

1

2

3

4



THIRD FLOOR

FLOORPLANS

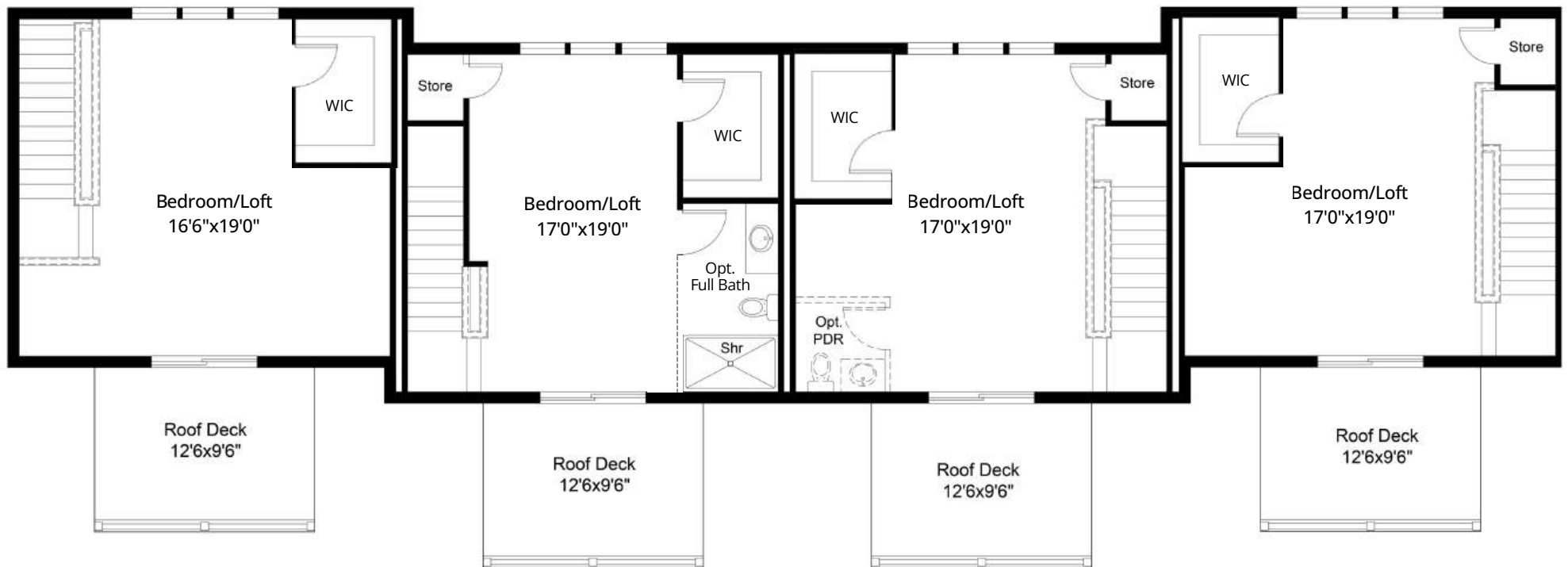
*OPTIONAL FULL BATH OR POWDER ROOM AVAILABLE ON EVERY UNIT

1

2

3

4



FOURTH FLOOR LOFT

EXCEPTIONAL INCLUDED FEATURES

EXTERIOR FEATURES

- CertainTeed Landmark shingles with lifetime limited warranty
- James Hardie plank siding with board-and-batten accents
- Timeless white brick exterior detail
- Wood-look insulated garage door with smart opener
- Single-car garage
- Exterior hose bibs
- Professional landscape package per approved township landscaping plans
- *Optional paver patio at rear up to 96sqft*

CONSTRUCTION FEATURES

- Thoughtfully designed floor plan - 3 bedrooms & 2.5 baths
- Versatile entry-level flex room with bathroom
- Elevator to second and third floors
- **Private second-floor balcony**
- **4th-floor loft with roof deck**
- Public water & sewer service with natural gas utilities
- Fire-rated foam at all penetrations between floors
- 200 Amp electrical
- 2" x 6" exterior wall construction
- 95% high-efficiency gas furnace
- Tankless water heater
- Structured CAT-6 cabling for 3 areas
- *Optional Shower in First Floor Full Bath*
- *Optional Powder Room Second Floor*
- *Optional 4th Floor Bedroom w/ Walk-in Closet & Full Bath*
- *Optional 4th Floor Powder Room*
- *Optional Bar Cabinetry along Second Floor Stairs with Beverage Fridge*

INTERIOR FEATURES

- 8' Basement Level, 9' Living & Bedroom Level Ceilings, 7.5' 4th Floor
- Convenient 2nd-floor laundry closet
- Generous closet storage throughout
- 5 1/4" wide plank hardwood flooring in main living area
- Plush carpeting in bedrooms & loft & stairways leading to
- Oak staircase with painted risers & white wood balusters
- Shaker-style window and door casings
- 5 1/4" colonial baseboards throughout
- Two-panel square interior doors with matte black hardware
- Entire home finished in White Dove
- Designer-selected exterior lighting package
- 100% LED lighting throughout
- *\$1,500 allowance is included towards the purchase of all interior decorative lighting fixtures*

KITCHEN

- Quartz Countertops
- 9' x 3' Island with seating for 4
- 42" full overlay wall cabinets with crown molding
- Soft-close cabinet doors & drawers
- Integrated pull-out trash & recycling cabinet
- Oversized undermount sink
- Garbage disposal with an air switch
- Pulldown Vigo kitchen faucet
- Professional style 6" 5-burner stainless gas range
- Professional style 36" stainless steel refrigerator with French doors
- Built-In 24" stainless steel microwave drawer
- 24" Stainless steel dishwasher
- *Optional Kitchen Packages Available*

BATH

- Primary bath with double-sink vanity, walk-in shower & linen storage
- 60" Single Sink Vanity with white quartz top in hall bath
- Delta faucets and fixtures throughout in polished Chrome
- Comfort-height elongated toilet with soft-close seat
- Designer selected floor & wall tile in the primary and hall baths
- *All tile can be upgraded if desired*

INTERIOR FINISHES



DINING ROOM CHANDELIER



BEDROOM FIXTURES



MUDROOM FLUSHMOUNT



PRIMARY BEDROOM FAN



5" ENGINEERED
HARDWOOD FLOORING
4 COLORS AVAILABLE



REFRESHING CHARM
CARPET BEDROOMS



2 PANEL SHAKER
INTERIOR DOORS



5 1/4" COKONIAL
BASEBOARD



WHITE DOVE PAINT



SCHLAGE BOWERY
MATTE BLACK
DOOR HARDWARE



STAIRS & RAIL
TREADS & RAIL TO MATCH HARDWOOD SELECTION

*ALL LIGHTING FIXTURES SHOWN ARE
EXAMPLES. ALLOWANCE IS PROVIDED
FOR ALL HARDWIRED FIXTURES & WILL
BE SELECTED WITH DESIGNER*

KITCHEN

SIGNATURE PACKAGE



BRASS PENDANT LANTERNS



CALACATTA RUSTA QUARTZ



VIGO STAINLESS
PULLDOWN FAUCET



OYSTER SUBWAY
TILE BACKSLASH



DOVE WHITE
SHAKER CABINETS



STAINLESS STEEL
UNDERMOUNT
UTILITY SINK



HONEY BRONZE
CABINET PULLS

*ADDITIONAL CABINET COLORS AVAILABLE
**ADDITIONAL CABINET HARDWARE COLORS AVAILABLE
***ADDITIONAL BACKSLASH TILE COLOR AVAILABLE

*PLUMBING FIXTURE & COUNTERTOP
OPTIONS AVAILABLE FOR UPGRADE*

KITCHEN

SIGNATURE PACKAGE



36" RANGE

36" FRENCH DOOR
FRIDGE



DW

36" SINK

TRASH

MICROWAVE

9'X3' ISLAND

42" WALL CABINETS
1 PIECE CROWN MOLDING



OPT. BAR



KITCHEN

LUXURY PACKAGE



PANTRY



DW

SINK

TRASH

MICROWAVE

9'X4' ISLAND

12" DEEP CABINET ALONG BACK OF ISLAND FOR ADDITIONAL STORAGE

48" WALL CABINETS TO CEILING WITH
2PIECE CROWN MOLDING



BAR



KITCHEN

DELUXE PACKAGE



PANTRY WALL OVEN
MICROWAVE COOK TOP & DECORATIVE HOOD
CAN OPT TO DO FULL RANGE



BAR



DW FARM SINK TRASH DRAWER BASE

9'X4' ISLAND

12" DEEP CABINETS ALONG BACK OF ISLAND FOR ADDITIONAL STORAGE

APPLIANCES

STANDARD



36" KITCHENAID FRENCH DOOR
REFRIGERATOR/BOTTOM FREEZER



24" KITCHENAID BUILT IN
DISHWASHER



24" KITCHENAID
MICROWAVE DRAWER



30" KITCHENAID SLIDE IN GAS
SMART RANGE – 5 BURNER

APPLIANCES

UPGRADE OPTIONS



LG LAUNDRY TOWER



30" THERMADOR WALL OVEN & MICROWAVE



24" THERMADOR DISHWASHER



36" THERMADOR COOKTOP



24" ZEPHYR BEVERAGE FRIDGE

PRIMARY BATH



2 LIGHT SCONCES



DELTA SHOWER SYSTEM
POLISHED CHROME



CALACATTA RUSTA
QUARTZ



DELTA WOODHURST
POLISHED CHROME
FAUCET



4X12 WHITE WALL TILE



2" MATTE CARRARA
SHOWER FLOOR



MATTE BLACK
KNOBS



TRUFFLE MAPLE
SHAKER CABINETS



12X24 MATTE PORCELAIN
CARRARA FLOOR TILE



ADDITIONAL CABINET & HARDWARE COLORS AVAILABLE
ADDITIONAL WALL TILE COLORS AVAILABLE

PLUMBING FIXTURES, TILE & COUNTERTOP
OPTIONS AVAILABLE FOR UPGRADE

ALL LIGHTING FIXTURES SHOWN ARE EXAMPLES.
ALLOWANCE IS PROVIDED FOR ALL HARDWIRED
FIXTURES & WILL BE SELECTED WITH DESIGNER

HALL BATH



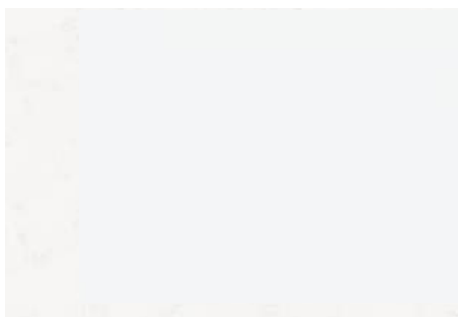
ADDITIONAL CABINET & HARDWARE COLORS AVAILABLE
ADDITIONAL WALL TILE COLORS AVAILABLE

PLUMBING FIXTURES, TILE & COUNTERTOP
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3 LIGHT MATTE BLACK SCONCES



MIAMI WHITE
QUARTZ



DELTA WOODHURST
CHROME FAUCET



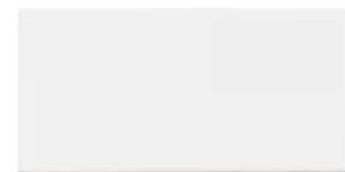
CHROME PULLS



NAVY SHAKER CABINET



DELTA TUB/SHOWER SYSTEM
CHROME



3X6 WHITE SUBWAY TILE



12X12 MATTE CERAMIC
FLOOR TILE - 2 COLORS

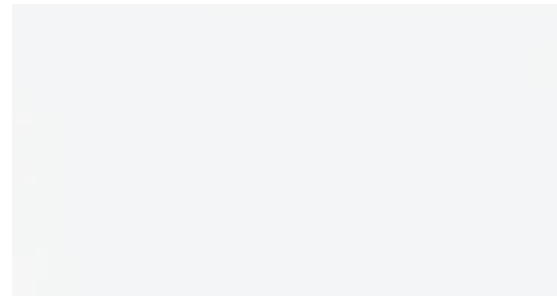


60" TUB

HALL BATH OPT. 2



3 LIGHT MATTE BLACK SCONCES



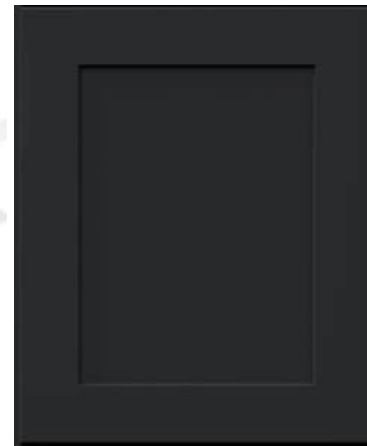
MIAMI WHITE
QUARTZ



DELTA WOODHURST
CHROME FAUCET



CHROME PULLS



BLACK SHAKER CABINET



12X12 MATTE CERAMIC
FLOOR TILE

ADDITIONAL CABINET & HARDWARE COLORS AVAILABLE

*PLUMBING FIXTURES, TILE & COUNTERTOP
OPTIONS AVAILABLE FOR UPGRADE*

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KITCHEN DETAILS

ALL PACKAGES COME WITH:

- Shaker cabinets in 8 color options
 - 20 additional color options for upgrade
 - 7 door style options for upgrade
- Quartz Countertops - 3 Options
- Trash Pull-out
- Vigo Stainless Steel Pulldown Faucet
- Garbage Disposal & AirSwitch
- Cabinet Hardware (6 styles in 4 finishes available)
- Subway Style Backsplash in 3 Color Options

SIGNATURE CLASSIC PACKAGE

- 42" cabinet height with 1pc crown (not to ceiling)
- 36" French door refrigerator
- Slide-in range
- Microwave drawer
- Dishwasher
- Undermount stainless steel sink
- **9' X 3' ISLAND**



LUXURY KITCHEN PACKAGE (\$29,800)

- Tall Pantry cabinet in lieu of end cabinet
- Cabinets along back of island for additional storage
- 48" wall cabinets with 2pc crown to the ceiling
- 7' Bar Cabinetry Along Stair Wall with Beverage Fridge
- Same appliances & Sink as standard package
- **9' X 4' ISLAND**

DELUXE KITCHEN PACKAGE (\$37,105)

- Tall Pantry cabinet
- Cabinets along back of island for additional storage
- 48" wall cabinets with 2pc crown to the ceiling
- 36" Thermador French Door Refrigerator
- 36" Thermador Cooktop
- Thermador Wall Oven & Thermador Wall Microwave
- Thermador Dishwasher
- 36" White Cast Iron Farm Sink
- 7' Bar Cabinetry Along Stair Wall with Beverage Fridge
- **9' X 4' ISLAND**

ADDITIONAL UPGRADE OPTIONS

- Stainless Steel Sink to Cast Iron Farm Sink on Standard or Storage
- KitchenAid to Thermador Appliances on Standard or Storage
- Additional Countertop Options & Plumbing Fixture Options Available
- Waterfall Island Countertop - See Storage Package Rendering
- Quartz Backsplash Bookmatched to countertops - See Deluxe Rendering

SELECTIONS TIMELINE



PRE-
CONTRACT

DESIGN VISION & STRUCTURAL

Optional First Floor Shower
First Floor Flex Space Utilization
Optional 2 nd Floor Powder Room
Elevator OR Optional 4 th Floor Suite
Optional 4 th Floor Powder Room
Optional Paver Patio
Review Client Aesthetic & Vision

WEEKS
1-4

ROUGH-INS & CABINETRY

Review & Edit Cabinetry Plans
Cabinetry Door Styles & Colors
Appliances
Plumbing Fixtures Meeting
Interior Lighting Layout
Interior Lighting Meeting
Audio- to be scheduled with MAZ

WEEKS
5-8

INTERIOR ACCENTS

Flooring- Hardwood, Carpet, LVP
Interior Trim & Millwork
Tile Meeting- Baths & Kitchens
Countertops & Sinks
Paint
Closet Design
Bath Accessories & Cabinet Hardware

WEEKS 1-4 MEETING TO BE SCHEDULED ONCE CONTRACT IS SIGNED

CONTACT US TODAY!



LUXELOCAL

kw
KELLERWILLIAMS.



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