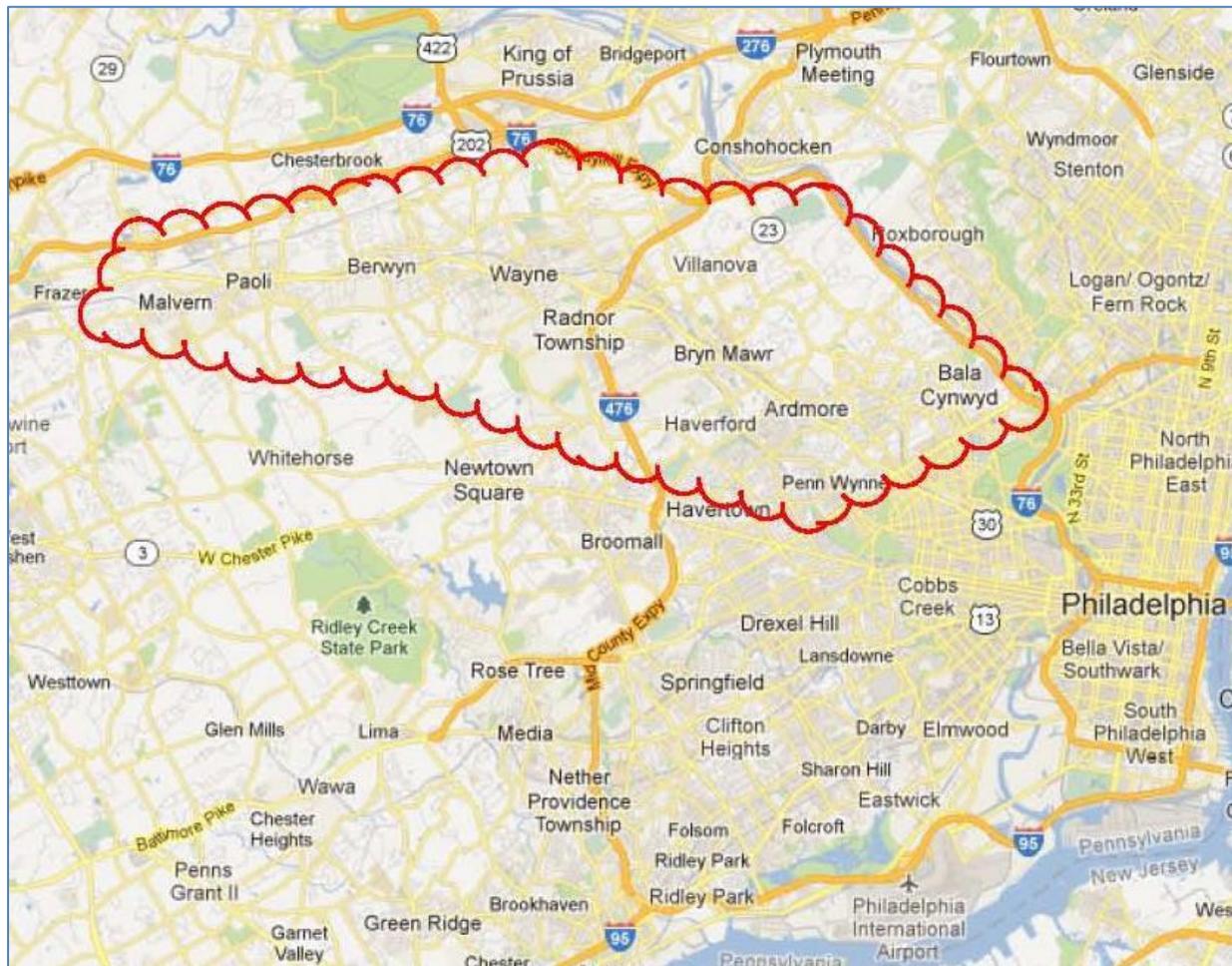


Jennifer LeBow's
Main Line
Neighborhood Guide®

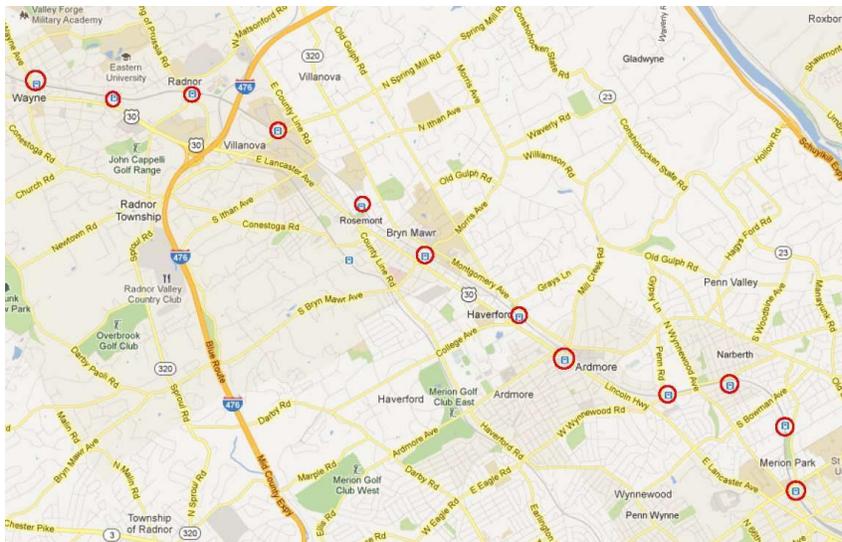
Jennifer LeBow's Main Line Neighborhood Guide



What areas does the Main Line include?

Depending on whom you ask, the Main Line always includes the “lower Main Line,” which is comprised of Ardmore, Bala Cynwyd, Bryn Mawr, Gladwyne, Haverford, Merion, Narberth, Penn Valley and Wynnewood. You may notice my guide has a little more information on the lower (eastern) Main Line as that’s where I grew up and where I chose to raise my own family, so it’s my “stomping grounds”. The upper Main Line lies directly to the west and includes Villanova, Radnor, Wayne, Devon, Berwyn, Paoli and Malvern. I know the neighborhoods, the schools, the shopping areas, the historically significant (or sometimes just quirky and interesting) places and buildings, the shortcuts (you’ll need to know these) and the important places to know about that guide books would never mention. Think of me as your resource for whatever you’re trying to find, from a reliable plumber to where to get your dog groomed. [Click here](#) for the Wikipedia description of the Main Line.

What does “The Main Line” refer to?



The map shows the train stations, (circled in red along the Paoli local line) Villanova (left) and Overbrook (right) which is the last stop before down-town Philadelphia). While it takes about 35 minutes (in no traffic) to drive from Wayne to Overbrook, the train takes 25 minutes. Total distance is about 9 miles. There are also 5 stations just west of Wayne.

One of the best ways to visualize the Main Line and understand some of its physical layout is to learn a little of its history. The moniker “Main Line” refers to the Pennsylvania Railroad train line that was built in the area beginning around the 1850s. Originally, many of the small towns were founded by prominent Philadelphia families who built summer homes “away from the city” but who used the newly built railroad to travel back and forth. So, while the Main Line now refers to areas slightly north or south, most of the towns are laid out along the railroad line, which runs parallel to Lancaster Avenue, also known as Route 30 (the oldest paved road in the country). As a result, many of the Main Line towns have a kind of town center clustered around services and businesses on Lancaster Avenue.

(An aside: Technically, areas including Havertown, Media, Newtown Square, Audubon, Collegeville and Phoenixville are not considered “Main Line”, they are adjacent communities and I work in all of them!)

This mnemonic device has helped generations of riders remember the order of the stations on the Main Line. The first seven depots, comprising what is commonly considered the eastern section of the Main Line (and the oldest) are:

- Old (Overbrook)
- Maids (Merion)
- Never (Narberth)
- Wed (Wynnewood)
- And (Ardmore)
- Have (Haverford)
- Babies (Bryn Mawr)

The remaining stations (western Main Line) are:

Really (Rosemont)

Vicious (Villanova)

Retrievers (Radnor)

Snap (St. Davids)

Willingly (Wayne)

Snarl (Strafford)

Dangerously (Devon)

Beagles (Berwyn)

Don't (Daylesford)

Period (Paoli)

Finally, there are Malvern, Exton, Whitford, Downingtown and Thorndale, but, other than Malvern, those are beyond the scope of this guide.

The north side (of County Line Road or Lancaster Avenue, depending on which town you are in) was where most of these well-to-do families built their mansions and the south side was where most of their employees and service people lived. So, in general, neighborhoods to the immediate south of these roads in Wynnewood, Ardmore, Haverford and Bryn Mawr have more modest, less expensive homes on smaller lots than corresponding neighborhoods on the north side. Remember, this is a generalization and only intended to give an overall impression.

If you live on the Main Line, it is important to know in which township a given property is located. While taxes are tied to township, the more important factor is the school ratings (schools are also tied to townships). In this area, school district is usually the most important factor in value of a given property. In addition, understand that even though some of these towns are only a few square miles, they may lie across more than one county. Therefore, taxes and schools, among other things, are affected by the particular location of a home in many of these towns. Purchase prices per square foot are usually higher in Lower Merion, while taxes are usually lower than in Haverford Township, but don't make the erroneous assumption many people do that lower taxes mirror "worse" schools. Lower Merion schools rated #4 in the state in a [2016 Niche study](#). Radnor taxes and prices are usually somewhere between the other two townships'. Tredyffrin-Easttown Township, further west, has what was recently dubbed the top school district in the state, but prices and taxes are both a little lower there. (Lower prices reflect long commuting distance to Philadelphia and taxes have nothing to do with quality of school district here.). Thoroughly confused yet? No? Read on!

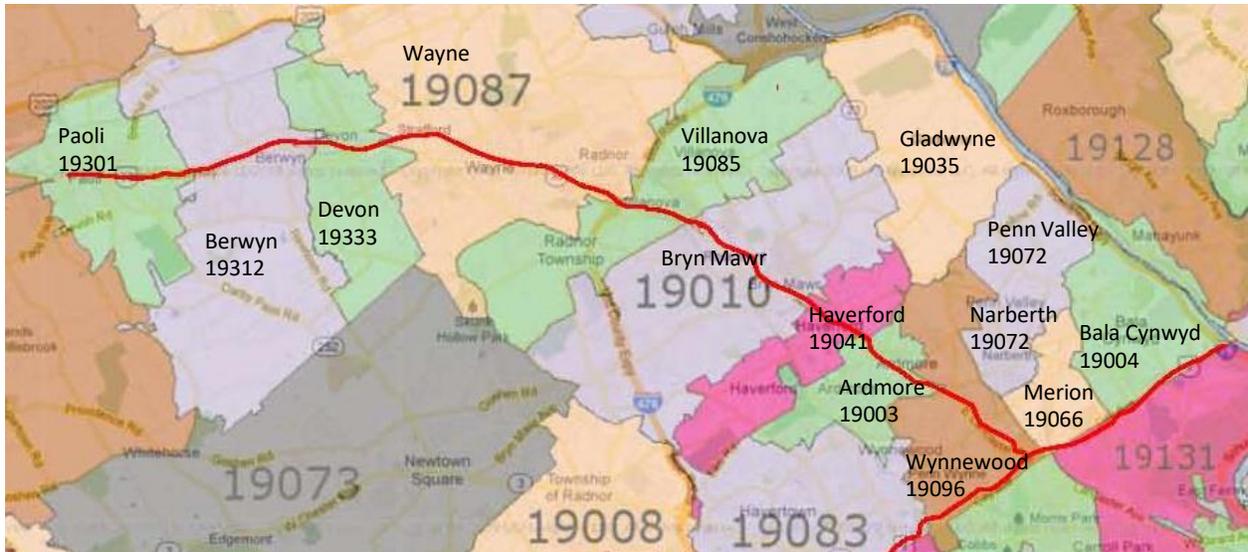
Why the age of the Main Line matters (for better or worse)

The age of the Main Line is one of the most important things to consider if you are looking at living here. On the positive side, many of our houses were built from local **stone** and visitors (and relocators!) often comment on how beautiful those traditional homes are. We do have a few brick homes and some homes with siding, but they are newer and only common in certain neighborhoods. On the other hand, while the **charm of established neighborhoods and plantings and old, stately homes** appeal to many people, you will find some older homes with **small closets** and **kitchens which may not open directly onto family rooms**. Obviously, those homes that have been renovated to reflect modern tastes are much more expensive than those that “are just awaiting your personal touch” (realtor-speak for “needs updating”).

So, recognize that this is NOT the land of the subdivision. Very few developments with cul-de-sac upon cul-de-sac with small 12 year-old trees plopped down in the front yard with **sidewalks** in front of every house. I find the lack of that kind of housing is one of the biggest challenges for some of my relocation buyers. People moving from areas which were more recently developed according to city plans may be looking for that newer construction single home, with the kitchen opening onto family room and a big master bathroom with large closets. Unless you head all the way out to Malvern or West Chester (or toward Collegeville to the northwest or Media/Glen Mills to the southwest), that kind of housing is very hard to find on the Main Line.

The physical layout reflects the history as well—**our streets are not laid out in a grid**. Many roads were originally traveled by horses and were the most direct route between points and may have had to circumvent creeks, rocky outcroppings or other natural features of the landscape. So, navigating can be difficult, at best. We also have many roads that seem to have several branches (like Bryn Mawr Avenue) as well as many streets which make 90 degree turns and keep the same name, while the continuation of the original road changes names. Then there are the Gulphs—Old Gulph, New Gulph, Upper Gulph and South Gulph roads, many of which intersect at more than one point. Similarly, we have some towns that don’t have their own zip codes (like Rosemont and Penn Valley) that stump the navigation system every time. Another thing to understand about these towns is that their boundaries are often non-distinct. Sometimes just driving through an intersection takes you from one town to the next, so all of them share services and resources along Lancaster Avenue (and its mostly parallel sidekick, Montgomery Avenue). Another thing you’ll notice is the influence of the early Welsh settlers in names of communities (Bryn Mawr) and streets (Clwyd Rd.). Another influence is the American Society of Friends, also known as the Quakers. From very old burial grounds and Friends’ meeting houses to Quaker schools, there is evidence of this group who came to America looking for religious freedom.

In this guide, which is arranged alphabetically (within the two segments of the Main Line—East and West), **shopping areas are highlighted in red**, **restaurants and other food resources in purple and entertainment or cultural attractions (stuff to see and do) in green** to help you zero in on the categories most important to you.

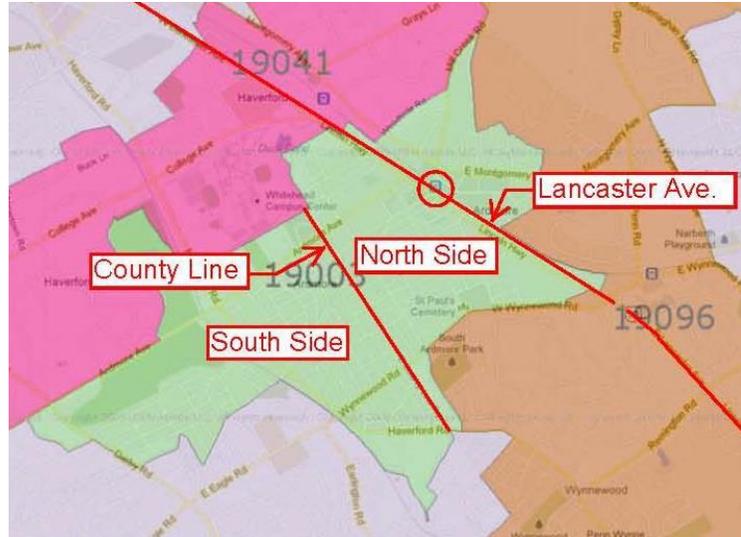


The red line running east-west is the train line which runs mostly along Lancaster Avenue and the other line, at the bottom right, is City Line Avenue, which separates the suburbs (to the north) from Philadelphia (to the south). The neighborhoods, house styles and values, taxes and school districts are distinct and vary greatly.

EASTERN MAIN LINE

ARDMORE

The map shows Ardmore in green. The upper line is Lancaster Ave., where shopping and services in Ardmore are clustered, including the train station (circled in red). County Line Rd. divides Ardmore into the north side (Lower Merion Township, Montgomery County) and the south side (Haverford Township, Delaware County). The darker green section on the southwest border is **Merion Golf Course**. The homes adjacent to the Golf Course here form a neighborhood known as **Merion Golf Manor**.



Ardmore Highlights

Shopping: Suburban Square (an upscale outdoor shopping center), shoes, pharmacies, athletic equipment, art supplies, clothing, gifts, home accessories, skin care boutiques, Clover Market (a seasonal, weekly craft market), Apple store, jewelry, kids' toys

Food: Trader Joe's, Farmer's Market, coffee shops, several restaurants and cafes including Asian, American, Italian, French and Mediterranean

Entertainment/Culture: Skating club, Merion Golf Club, library, pool, senior center, parks/playgrounds

North Side Ardmore

The Lower Merion Township, Montgomery County side (north side) has larger homes, more expensive properties than the south side. It has some tucked away, smaller streets with good-sized traditional homes—stone Dutch Colonials mostly. Porches are common and lots are usually around 1/3 of an acre (but there is plenty of variety). Mature trees provide privacy from neighbors and once you're off the beaten path of Lancaster Avenue, it's almost exclusively residential.



There is a large shopping area right in the heart of Ardmore called **Suburban Square**, which is an outdoor shopping center with stores like **Banana Republic, Lulu Lemon, Urban Outfitters, Free People, Gap, Lily Pulitzer** and one of very few **Apple stores**. There are also some “non-chain” stores as well as a **Starbucks, Trader Joe’s** and a very nice, year-round, indoor **Farmers’ Market** with seating available for a quick bite. Other shops, businesses and township services have grown out from that central location and include several **restaurants, shoe stores, drug stores, some one-of-a-kind gift stores and a very good art supply store called Merion Art and Repro**. Don’t miss the **Skating Club** either, where ice hockey leagues play and teenagers enjoy group skating on Friday nights.



South Side Ardmore

Ardmore is one of those communities along the Main Line that straddles two counties. The Haverford Township, Delaware County side (known as *south side*) tends to have smaller lots, including some twins and row homes. Homes located conveniently just south of County Line Rd., near the **shopping, restaurants, library, senior center, community pool and train station** clustered around Lancaster are the most modestly priced in Ardmore. At the south western-most boundary of south Ardmore is the **Merion Golf Club**. The homes on its eastern edge are some of the most expensive on the south side of Ardmore which is often referred to as the “estate section” of the Delaware County section or Ardmore. Other south side neighborhoods border Havertown (a Delaware County town, not usually included in the Main Line but immediately adjacent) and feature older, more modest 3-4 bedroom homes that are mostly around 2000 sq. ft. as well as some twins that are a little less expensive. This community (loosely

referred to as **Ardmore Park**) is located very close to the 100 train line and the [Head Nut](#), which is a place like no other selling every kind of tea, coffee, spice, dried fruit, flour, hot sauce and candy you could imagine.

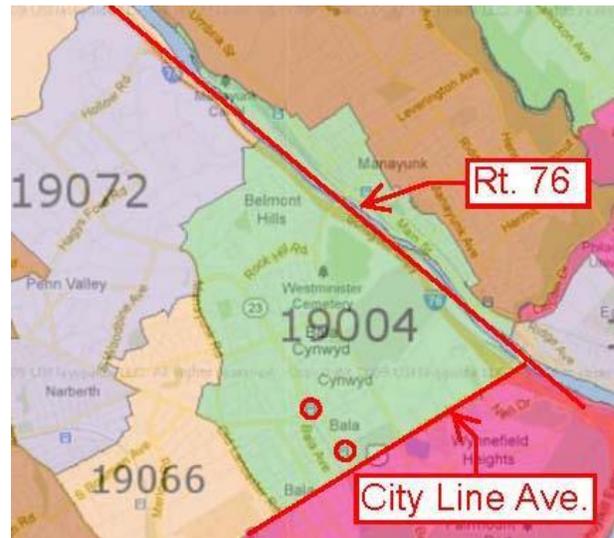


Ardmore has one of the most heterogeneous populations along the Main Line, which keeps it vibrant and active. It houses students (there are many colleges along the Main Line), single adults, “just marrieds”, families, empty nesters and seniors. Due to the availability of lower cost housing, including apartments, people new to the area or in transit often find housing in Ardmore, even if temporarily, so there really are people from all walks of life.

For more on Ardmore, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

BALA CYNWYD

The map shows Bala Cynwyd in green. The red line labeled Rt. 76 (also called the Schuylkill Expressway) is the main route leading into center city and out to the Pennsylvania Turnpike and Rt. 476 (also known as the Blue Route). PLEASE NOTE: The narrow green section to the northeast of Rt. 76 is inaccurately portrayed on zip code maps as part of Bala Cynwyd. In fact, the area on the north side of the river (paralleled by Rt. 76) is part of Manayunk, a neighborhood contained within the Philadelphia city limits. The two little train stations (which are NOT stops on the Paoli Local R5 line) are circled in red.



Bala Cynwyd Highlights

Shopping: City Line Center, shoes, art/craft supplies, pharmacies, clothing, lighting, jewelry

Food: Delis, coffee shops, restaurants, supermarket, department stores

Entertainment/Culture: Cynwyd Heritage Trail, parks/playgrounds, libraries, pool

[Click here to see my video of Bala Cynwd](#), taking you through different neighborhoods and retail areas.

Bala Cynwyd is the first suburb of Philadelphia to the northwest and lies entirely within Lower Merion Township. This proximity makes it the easiest commute to Philadelphia from the Main Line. One of the unique features of this town is the [Cynwyd Trail](#). The paved trail used by joggers, bikers, and dog walkers but closed to vehicular traffic used to be the train route from the Cynwyd station to Norristown. Due to low usage, the rail service, SEPTA, discontinued service to that area. Lower Merion Township removed the railroad tracks and recently redesigned a section of it to serve as a local park. The trail includes access along the old railway bridge across the river to Manayunk's shops, restaurants and events and festivals. (A note about train service from Bala Cynwyd: There is train service, but it is NOT on the R5 line as are all the other towns' stations; Bala Cynwyd runs on the R6 line and there are only around six trains a day. Keep in mind, there are three Paoli Local stations within about 10 minutes).

At the southeastern edge of Bala Cynwyd is City Line Avenue, which separates Lower Merion Township from the city of Philadelphia. City Line Avenue has a shopping center with several dining choices including an **Olive Garden**, a **Five Guys**, a **Corner Bakery** and a **Honeygrow**, a **super market**, a **Michael's**, a **Lord & Taylor (department store)** and an **L.A. Fitness**. Along Montgomery Avenue is a **Starbucks**, **Indian**, **Chinese** and **seafood restaurants** as well as **two long-established delis**. One of the most affordable sections of Bala Cynwyd is **Belmont Hills**, which is at its opposite end (the northeast boundary) which runs up to Route 76. As the name implies, it is very hilly with some twin homes as well as singles. Lots are fairly small. Belmont Hillers love their proximity to the expressway (76) and the **library and beautiful community pool complex**. It's a very tight-knit community and is a treat to drive

through during the holidays as most homes are decorated to the hilt. The adjacent neighborhood branching off of Marywatersford Road has larger lots and mostly split levels.



College Park is one the most desirable neighborhoods in Bala Cynwyd for people looking for wide, walkable streets catering to only local traffic and a friendliness among its residents. There are many traditional stone colonials, most very well-kept. The majority of homes are fairly large singles, though there are also a couple of streets with ranches and some with twins. Lots of **College Park** residents walk their dogs, visit with neighbors and many impromptu conversations occur on its streets.

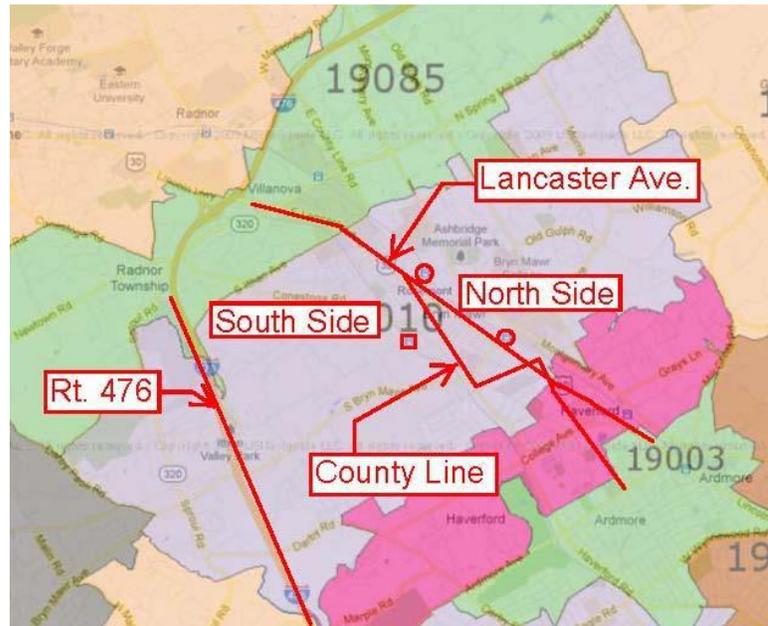
Finally, the “dog leg” of Bala Cynwyd is one of those sections that people don’t drive through en route to elsewhere; most of the streets don’t go straight through, so it’s mostly residents driving on them. Homes here tend to be older and a little larger than elsewhere in Bala Cynwyd with slightly bigger lots, though there are some more modest homes from the 1950s as well. There is a **township park and playground** at one end of the dog leg with tennis courts, a basketball court, a playground, a large field (used for little league games as well as the town’s July 4th festivities and has access to the **Cynwyd Trail**.



For more on Bala Cynwyd, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

BRYN MAWR

The map shows Bryn Mawr/Rosemont in blue. Like Ardmore and Haverford, Bryn Mawr lies partly in Montgomery County and partly in Delaware County. The County Line shows the dividing line. Both Bryn Mawr and Rosemont have train stations (circled in red) and the Delaware County portion of Bryn Mawr also has a station that serves the 100 line (surrounded by a red square). Route 476 (also called the Blue Route) is the main north-south access highway in the area.



Bryn Mawr Highlights

Shopping: gifts, toys, pharmacies, clothing, jewelry, electronics, office supplies

Food: coffee shops, restaurants, supermarket, Farmer's Market (Saturday)

Entertainment/Culture: Movie theater, Harriton House, Twilight Concerts, First Friday, Idlewild Farm, parks/playgrounds, library, Ashbridge House

[Click here to see my video of Bryn Mawr](#), taking you through neighborhoods as well as retail areas.

Like Ardmore, Bryn Mawr is not contained within one county. Part of Bryn Mawr is in Lower Merion Township, Montgomery County and part in Delaware County (in both Haverford and Radnor Townships). Rosemont, while it has its own name, is very small and falls under the same zip code as Bryn Mawr (19010) and many GPSs and other computers don't recognize it as distinct from Bryn Mawr, so I've lumped them together. Bryn Mawr is a historically significant locale; [click here](#) to find out more.

North Side Bryn Mawr

North side Bryn Mawr (Lower Merion Township) has a reputation for being a very prestigious address. To be sure, the very old, well-established north side has more old Main Line estates that most other towns along the Main Line and Bryn Mawr has 21 houses, buildings and institutions that are over 100 years old. Home to **Bryn Mawr College** and several private schools, it is a very desirable community. Some of the oldest historic buildings in Lower Merion are in Bryn Mawr like [Harriton House](#) (which has educational programs including demonstrations in blacksmithing and beekeeping). [Idlewild Farm](#) is another

wonderful piece of Bryn Mawr history that is worth a visit, especially for their annual Easter egg hunt, complete with parachuting Easter bunny.

Many of the houses in Bryn Mawr are a little newer, but it certainly has its share of older homes as well, especially in the mansion category. There are some stone colonials, especially in the area behind the enormous and stunning **Bryn Mawr Presbyterian Church**. However, there are also some more modern homes (from around the 60s) including a few split levels and some large ranches. There are also some French-style cluster homes (attached, but not like a traditional townhouse) like those found at Hermitage. Specific streets command high prices, even if a house needs some updating. In general, north side Bryn Mawr homes have a good amount of elbow room with convertible spaces depending on the needs of the residents and the phase of life they are in. Privacy is very much respected and peace and quiet are highly valued by its residents.

The physical landscape is lovely, with creeks and winding roads and old mills (or their ruins) and well-established trees. Due to the proximity of **Bryn Mawr, Rosemont, Harcum and Haverford Colleges**, there is a good deal of student housing, mostly in apartment buildings along Montgomery Avenue. There are also many individual apartments above several of the businesses on Lancaster Avenue. **Ashbridge Park** is a beautiful park just beyond the town center and has a fabulous, huge playground area as well as lovely grounds and a historic building which can be rented out for private functions. In addition to the colleges, there are several independent schools in Bryn Mawr as well, including **The Shipley School** and **The Baldwin School (girls)** which is housed in the fabulous building that was originally the Bryn Mawr Hotel.

One of the most appealing features of Bryn Mawr is its center, located, of course, along Lancaster Avenue. The just-refurbished **Ludington Library** is beautiful and directly across the street from the train station and its parking lot, which, on Saturdays, is transformed into the **Saturday Farmers' Market**. The **Bryn Mawr Film Institute** shows unusual films and sponsors some programs for young viewers. Bryn Mawr participates in **First Friday** along with Ardmore and Haverford. During the summer, there are also **Bryn Mawr Twilight Concerts** which occur on weekends throughout the season. This town is also home to Ardmore is home to the **Clover Market**, an outdoor weekly vendor gathering selling collectibles as well as artisan creations, food and other products. In this area, you will also find **Zoey's Kitchen, Freschetta, Lourdas**, as well as several other restaurants and the much touted **Bakery House**, so you won't go hungry in Bryn Mawr! There is also a **Staples**, several salons and lots of specialty shops.



South Side Bryn Mawr

The most defined neighborhood of the small section of Bryn Mawr that is within Haverford Township (south side) is **Coopertown**. **Coopertown** is an area of exclusively residential streets with modest homes and a good mix of people. People who live here really seem to like the balance of neighborliness and privacy. Some of these homes may have a first floor family room, but most of them have fairly compact spaces and are traditional 2-storey colonials. Tucked away just behind Haverford Rd., **Coopertown** is quiet, but provides easy access to the 100 train line and the more commerce-driven sections. It is also very near [Haverford College's open-to-the-public walking trail](#) which is a favorite with locals.

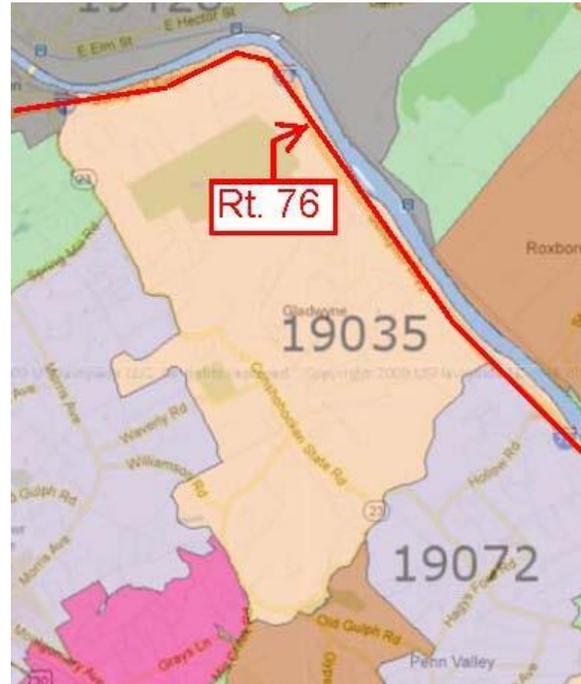
The Radnor Township section is more similar to the north side, with larger lots and more expensive housing than the Haverford Township section. Less “neighborhoody” than **Coopertown**, there are some lovely historic buildings (like **St. Aloysius School**, which is housed in what was originally the Main Line estate of wealthy newspaper publisher George Childs) and some subdivisions, though most are well-established and don't have that brand-new look about them). The Radnor Township section has no real town center and many of the streets, while not heavily traveled, do not encourage street parking. Most houses are newer with more modern lifestyles in mind—bigger closets and kitchens, more finished and finishable basements and more family rooms than found in other south side homes. Rolling hills and streams, trees and vistas and the fact that it is almost all residential make this area one of the most beautiful on the Main Line. **Foxfields** is a very desirable neighborhood as is nearby **Cornerstone**, both of which have homes around 20-40 years old in prices starting at about \$650,000.



For more on Bryn Mawr, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

GLADWYNE

The map shows Gladwyne in light orange. Gladwyne is the only zip coded community on the eastern Main Line lacking a train station. If you look at the larger map at the top of page 4, you will see that Gladwyne lies too far north to encompass the original train line. This characteristic may be interpreted by some as inconvenient, but it also serves to keep Gladwyne off the beaten track. It is less of a destination for shopping (there is a very limited commercial presence) and even less "en route" to many other destinations than most of the other Main Line areas. Most residents value the result: an almost completely residential community in which most people you see around town are your neighbors. The town center is reminiscent of an English Tudor village as well.



Gladwyne Highlights

Shopping: gifts, toys, pharmacies, jewelry, office supplies, hardware, electric

Food: coffee shops, restaurants, supermarket

Entertainment/Culture: Stony Lane Swim Club, Philadelphia County Club, Bridlewild Trails, parks/playgrounds, library

Gladwyne, while not on the main train line, is still considered part of the Main Line and it is one of the very oldest of its communities. All of Gladwyne is contained within Lower Merion Township. The older homes of Gladwyne tend to feel a little more modest in attitude (even if not in size or value) than in some of the neighboring communities, and, in general, residents veer away from the ostentatious (though there are certainly exceptions to that rule!). It is, indeed, one of the oldest settled Main Line communities. It is not unusual for people in Gladwyne to own horses, and several properties are surprisingly large. The topography is hilly, heavily treed and boasts some tiny streets and even horse trails, like **Stony Lane**. The western portion of Gladwyne is where you will find more of the older estates, including those on Merion Square Rd. and many along Mt. Pleasant and Mt. Moro roads.

The town center has a bit of an English village feel to it. There is a gas station, **a grocery store**, a couple of churches and a synagogue, **the library**, the somewhat **old-fashioned drug store**, a bank, an **upscale catering/charcuterie shop and the historic Old Guard House Inn**. Some of the houses located near the town center sport quirky, old-fashioned features like dumbwaiters and cellar rooms dedicated to activities long-since abandoned. Like Bryn Mawr, Gladwyne has a combination of old, gracious stone

houses and newer, often French provincial homes, designed to offer a luxurious lifestyle in a very private, residential area. The most northeastern portion of Gladwyne is a little different; there is a newer neighborhood across from the **Philadelphia County Club** with a little more of a development feel. The houses there are mostly understated, but many are updated, featuring larger kitchens, family rooms and closet spaces than many of their older Gladwyne counterparts. This area is more conducive to informal neighborhood interaction than some others nearby. Just beyond, built up high along the cliff, is a new neighborhood of modern homes called **Wesley's Run**. Closer to the heart of Gladwyne, there is also the recently built development at **Fenimore**, featuring large homes built in a French chateau style.

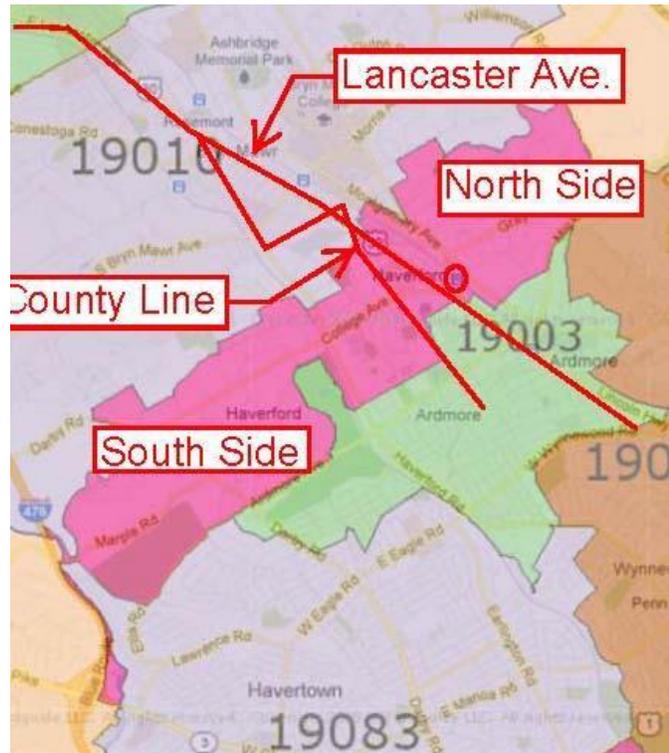
Gladwyne is home to **Riverbend**, a nature center with summer camp as well as special programs throughout the year as well as **Bridlewild Trails**, a wonderful network of walking/horse trails, and **Philadelphia Country Club**. **Rolling Hill Park** is the site of the Lower Merion Nature Conservancy and is built around the ruins of some historic mill buildings. Driving through parts of Gladwyne, do not be surprised to see the ruins of some of the old mills for which streets (like Righters Mill Rd.) are named. Indeed, Gladwyne is home to the oldest standing residence in Lower Merion, the **1690 house**. Another "throw-back" is the creek crossing on Old Gulph Rd. between Mill Creek and Williamson that creates the Haverford-Gladwyne border. As long as the gates are open (until about 2005, motorists were left to use their own judgment, but too many made the wrong choice about whether the water level was too high to drive through), the roadway crosses the creek. That's right; you drive right through the water.



For more on Gladwyne, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

HVERFORD

The map shows Haverford in pink. Like Ardmore and Bryn Mawr, Haverford lies partly in Montgomery County and partly in Delaware County. The County Line shows the dividing line. Haverford's train station is circled in red. Similar to Bryn Mawr and Ardmore, the train station is surrounded by shopping and dining and lies between the **Merion Cricket Country Club** and **Haverford College**. The college offers public access to its wooded hiking trail and generously allows joggers as well as dog walkers to use it. The prestigious **Haverford School** (for boys) is also located in this tiny hamlet as is the **Main Line Art Center** which offers many kinds of classes to all ages and operates a summer camp as well.



Haverford Highlights

Shopping: gifts, women's accessories, children's books, oriental rugs, outdoor sporting goods, clothing, jewelry

Food: coffee shops, restaurants

Entertainment/Culture/History: Main Line Art Center, Merion Cricket Club, First Friday, Sharpe Bird Sanctuary, playgrounds

Like Ardmore and Bryn Mawr, Haverford is not entirely contained within one county. The north side, in Montgomery County (Lower Merion Township) is extremely desirable and expensive. The south side, while less expensive, does have certain enclaves of newer homes which are also in the million plus range. There are several condominium buildings clustered in the area along Montgomery Avenue, some with beautifully updated units. Major institutions include **Merion Cricket Club**, **Haverford College** and the **Haverford School (boys)**.

North Side Haverford

North side Haverford (Lower Merion Township) is tiny, but possibly the most sought after enclave on the Main Line. There are some truly magnificent properties here, some with enormous homes on them. The proximity to the historic **Merion Cricket Club** is one reason why there are so of these multi-million dollar houses in the area; the Cricket Club was a major social gathering destination in the 1800s when some of the original "summer homes" were built by wealthy Philadelphia families. Haverford, while very

small, requires excellent navigational skills or a good GPS; the streets wind and join and end—it’s easy to get lost even though you’re never more than about ½ a mile from a major road. Directly across from the main entrance of **Haverford College** is a shopping plaza with a few shops, a good lunch **restaurant** and **Children’s Book World**, a terrific kids’ bookstore.. The area surrounding **Haverford College** has some interesting older homes and while properties are well-kept, the landscaping tends to be a little less fussy and a little more “college professor-ish” than in other areas. Locals enjoy **Haverford College’s open-to-the-public walking trail and duck pond**. There is also a **tiny bird sanctuary** directly across from the **Cricket Club**. The **Main Line Art Center** is a prized community resource.



South Side Haverford

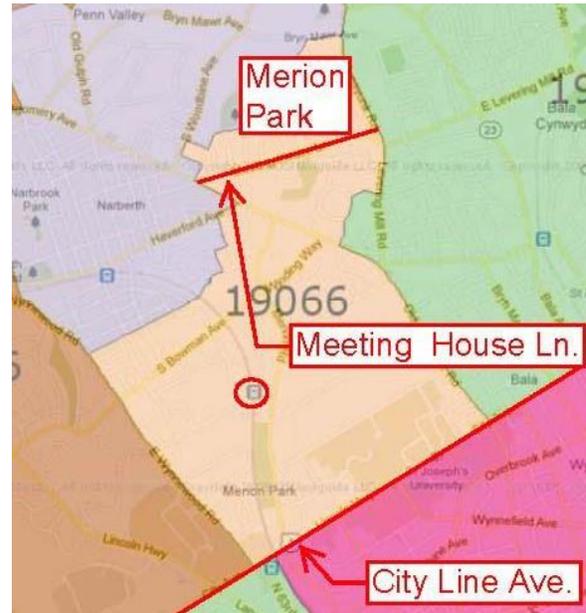
South of the college, in the Haverford Township section, lie the **Merion Golf** and **Coopertown** neighborhoods (both of which have portions found in Bryn Mawr, as well). **Merion Golf Manor and Merion Golf Estates** feature houses close to the historic **Merion Golf Club**. Some of these homes are more modest than others and there are some old estates tucked away in some of the streets closest to the green. As in the Bryn Mawr section of **Coopertown**, neighbors tout the balance of privacy and friendliness in their neighborhood. Another lifestyle can be found at **Haverford Reserve**, a newer, luxury development with large, attached carriage homes (which look more like singles) as well as a high rise building catering to the 55+ population.



For more on Haverford, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

MERION

The map shows Merion in light orange. Merion has a specific neighborhood that is very cohesive and clearly delineated by its boundaries, known as **Merion Park**. It is the section to the north of Meeting House Lane. (shown in red on the map). This enclave is characterized by mostly stone colonials that range in size from about 2000-2500 sq. ft., though there are some houses that don't fit that mold. Many do not have garages, but they have driveways and street parking is always available. Residents love **General Wayne Park**, a local site used for many community events. The southern section of Merion, known as **Merion Station**, has many stately homes and significant properties. Merion is contained within Lower Merion Township.



Merion Highlights

Shopping: gifts, women's accessories, clothing, jewelry

Food: coffee shops, restaurants, delis

Entertainment/Culture: Merion Meeting House, parks/playgrounds, Merion Tribute House

Merion's northernmost section is described as **Merion Park** and is a wonderfully "neighborhoody" neighborhood in that it houses a lot of families (as well as people in all stages of life) and the park is the natural meeting place. With two playgrounds, a ball field, walking trail, tennis and basketball courts it is a big draw. Dog walking is a prime activity and, like the **College Park** section of Bala Cynwyd, there is very little drive through traffic.



Across Meeting House Lane (named for the **Merion Friends' Meeting House**, built in 1695 and still in use today), is Montgomery Ave., which comprises most of the **shopping area**. Hungry people often stop in at **Hymies**, a deli institution. There are several salons, accessory shops and jewelry stores in this area. Just down Montgomery Avenue is **Merion Mercy/Waldron Academy Catholic School**, a beautiful example of traditional stone and slate-roofed Main Line architecture. Directly across the street is the beginning of Merion Rd., which, being brick in the first section, is another one of those quirky historical Main Line mysteries (why was it never paved?)

Moving south, into the section known as **Merion Station**, there are a variety of housing styles and neighborhoods, from more modest ones to the most impressive, along Highland Ave. South Latches Lane, just one street to the south, also has some palatial properties and was the location of the original **Barnes Foundation** which was recently relocated to center city after years of battle. It is also home to a portion of **St. Joe's** campus. Another lovely building in Merion is the **Merion Tribute House** and don't miss **Merion Botanical Park** with specimen trees, a creek and a walking trail.



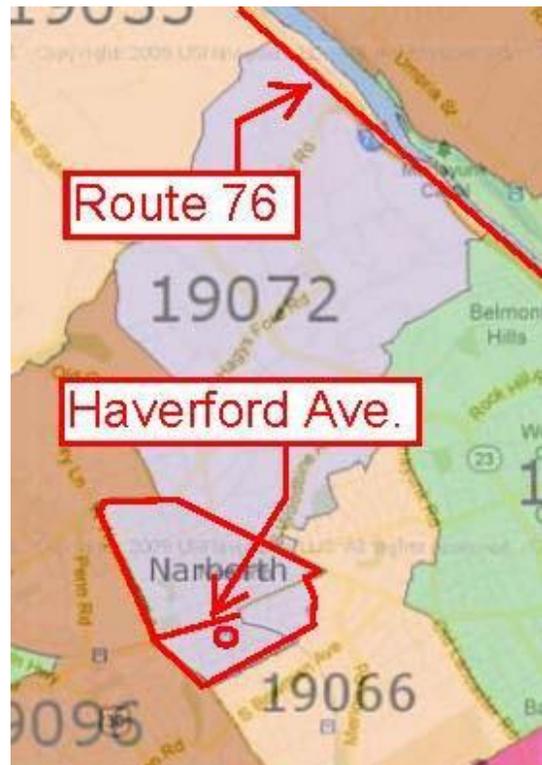
For more on Merion, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

NARBERTH/PENN VALLEY

The map shows Narberth in light blue. Well, more accurately, it shows Narberth Borough (outlined in red) and Penn Valley, both of which share the zip code 19072, which corresponds to the Narberth post office. Why delineate the difference?

Because the area within the borough is much different than the Penn Valley section, especially in terms of housing (much more on that in detailed description of Narberth and Penn Valley below).

The train station is outlined in red as are Rt. 76 at the northernmost edge and Haverford Ave, in the borough of Narberth. Rt. 76, also called the Schuylkill Expressway, is the main highway route into center city from the Main Line. Haverford Avenue in the Borough of Narberth is the main shopping street and the address of this Mayberry-like village's town center. The Penn Valley section makes up much more of the zip code and has much larger lots, more contemporary-style houses and very little commercial enterprise.



Narberth/Penn Valley Highlights

Shopping: gifts, women's accessories, clothing, jewelry, office supplies, pharmacies, pet supplies

Food: coffee shops, restaurants, delis, supermarkets, bagels, cheese

Entertainment/Culture: movie theater, Dicken's festival, parks/playgrounds, library, fireworks

The Narberth post office (located in the borough of Narberth) serves both the borough and the surrounding area known as Penn Valley, which is part of Lower Merion Township. The housing styles and feels of those two distinct areas are quite different. Technically, the borough portion (roughly one square mile) is NOT part of Lower Merion Township. Narberth has its own police force and used to have its own school. Now the students who attend public schools use the Lower Merion Township schools and Narberth residents have a separate tax that goes to Lower Merion for use of township services.

The defining feature of the borough of Narberth is its old-fashioned "Mayberry" feel. [Click here](#) to see Narberth's schedule of events. The heart of Narberth is its village center, mostly along Haverford Rd. There, residents can take care of the majority of their basic needs including the dry cleaner, laundromat, **movie theater**, **small grocery store**, a **vegetarian restaurant**, a great **diner**, a **liquor store**, **Character Development** (a great toy store), salon and a few **gift and clothing stores**. There are also a few **bars/pubs** which have very loyal followings. The merchants often host sidewalk sales and band together

for other events like the April 5 K run and the annual [Charles Dickens Festival](#). Narberth is a walking neighborhood, where it's easy and safe to walk from most homes to the town center. Many residents take advantage of Narberth's walkability, which leads to a very strong sense of community with impromptu conversations taking place on "the street" frequently. Narberth is also host to the largest fireworks display in the area every 4th of July.



Housing in most of the borough is modest—older, fairly small twins as well as singles. The typical borough house might be three or four (small) bedrooms with only one full bath upstairs and a powder room on the main floor. Very few have family rooms. Lots are small, in general, though along the edges of the borough, lots and houses are a little bigger and some have been updated very nicely. Most have no garages, though some have driveways. Prices, however, can seem high in terms of what a dollar buys per square foot: understand that a big percentage of the market value of a Narberth property is the neighborhood (the part that cannot be owned!). There is one enclave called **Narbrook Park**, which is a private (meaning residents and visitors of residents only) neighborhood and very much in demand. Houses rarely come up for sale there and, when they do, they are sold quickly. Narberth has a mixed population in terms of age, phase of life, educational level and lifestyle.

The borough and Penn Valley sections are neatly divided by Montgomery Avenue, which provides services including gas, **jewelry**, banks, **Narberth Beverage**, a **supermarket**, **Manhattan Bagels**, **Wawa**, **Rite Aid**, **Staples**, and the **Penn Valley Pub**.

Penn Valley shares the zip code with the borough, but little else. First of all, the residents are a little more homogeneous. Mostly professional people live in Penn Valley and they are usually not "just starting out" (except at the **Oak Hill Condominium**, a building complex that offers high rise units as well as other options in low-rise buildings). Properties here are mostly over an acre and few streets have sidewalks. This combination, (as well as the fact that, other than the shopping on Montgomery, there is very little in the way of commercial enterprise) leads to a feeling very different from that of the borough: neighbors may wave to each other when they pass in their cars, but in many area, that's about it in terms of "community". Properties are very well kept (bear in mind that this area is heavily tree covered and tree

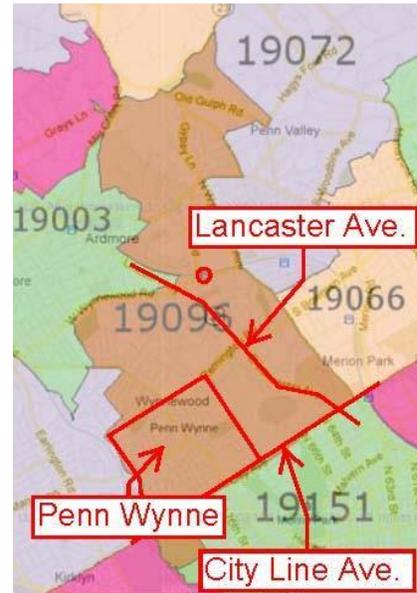
work is expensive!). Housing varies and there are some very old ones, but the contemporary and split level are well-represented here. The section near **Welsh Valley Middle School** is a desirable neighborhood in that it has very little drive through traffic and is mostly flat (not all of Penn Valley is). Many homes in this area have pools and the wide streets are conducive to jogging and walking.



For more on Narberth, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

WYNNEWOOD

Wynnewood, shown on the map in light brown, is one of the larger towns on the Main Line and has several distinct neighborhoods. At its southwest corner lies Penn Wynne (outlined in red), a close knit, fairly large community. There are traditional as well as more modern split level options and some ranches, too in Penn Wynne. To the north of Penn Wynne, there are some beautiful old homes, many of which are quite large on larger pieces of property. Houses along Remington Rd., Morris Ave. and the neighborhood between the Wynnewood train station and Lower Merion High School are good examples. There is also the Shortridge Tract, which is a lovely neighborhood of mostly Cape Cod style houses which are more modest in size but also very desirable. The area north of Montgomery Avenue boasts some lovely properties as well, and these are a little more heavily treed and private.



Wynnewood Highlights

Shopping: gifts, accessories, clothing, jewelry, office supplies, pharmacy, bed/bath

Food: coffee shops, restaurants, supermarkets, bagels, Whole Foods

Entertainment/Culture: parks/playgrounds, library

[Click here to see my video of Wynnewood](#), taking you through different neighborhoods and retail areas.

Wynnewood is a much-loved Main Line address, from its more modest Penn Wynne section to its most exclusive north side areas. Penn Wynne is located in Wynnewood's southwest corner and borders both Havertown (to the west) and Philadelphia (to the south). This neighborhood consists mostly of fairly small homes on quarter acre lots though there are a few very large homes as well which are more expensive. **Penn Wynne Park** is heavily used by locals and has a great sledding hill. The **library** and **Penn Wynne elementary school** are close to the park and draw the neighborhood together



Centrally located in Wynnewood is the main shopping area with several chain stores intermixed with some one-of-a-kind shopping and dining options. **Old Navy, Bed, Bath and Beyond, Tiffin Indian Restaurant, two supermarkets, 5 Below, Panera Bread and Petco** are just some of the businesses in the area. Most of the larger condominiums in Wynnewood, such as the **Wynnewood House** are located within walking distance to this shopping section. Lankenau Hospital is also nearby. Moving north and east from Penn Wynne, there are larger homes on bigger lots, some that are elegant old mansions, built when the area was in its infancy. The original **Indian Creek** neighborhood and surrounding areas on Morris and Remington Roads fall into this category. The newer **Indian Creek** development on the eastern side of Lancaster Avenue is comprised of contemporary homes. Just down the street from **Indian Creek** is the **Shortridge Tract**, a very popular neighborhood comprised of mostly capes and splits. There is a park with a stream running through this section of Wynnewood and an active neighborhood club.

The section near the train station is a very nice neighborhood comprised of gracious, traditional stone homes on windy streets that connects Lancaster and Montgomery Avenues in Wynnewood. Across Montgomery in Wynnewood is the original Annenberg estate and **Knightsbridge** and **Sydney Glen**, both newer, high-end collection of homes. There is even an area called **King Arthur's Court** which is a group of twin homes designed to look like old Tudors. Wynnewood is one of the most diverse communities along the Main Line in terms of housing style and cost as well as general diversity of neighborhoods. Real estate in this zip code is “hyper” local.



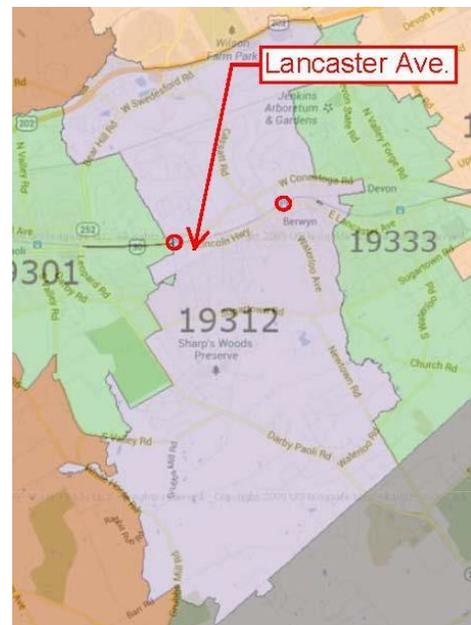
For more on Wynnewood, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

WESTERN MAIN LINE

The previous communities are considered part of the lower or eastern Main Line. This next section gives a synopsis of the upper, or western Main Line communities of Berwyn, Devon, Paoli, Malvern, Villanova and Wayne. West of Wayne, the communities are a little bit less neighborhood-specific. There are also fewer area “highlights” which has mostly to do with the fact that they have not been established as residential communities for as long and their populations are less dense than in those communities further east. For those buyers looking for newer construction, these areas are the places to look (mostly Malvern and Paoli), if the Main Line is the target area. Lots are usually a little larger and life is usually a bit more relaxed.

BERWYN

The map shows Berwyn in light blue. There are two train stations, circled in red. One is the Berwyn stop and the other is the Daylesford stop. Daylesford and Berwyn don't feel like distinct towns and share the same zip code, so they will be considered a single area here. About twice as large as Devon, to the east, Berwyn has a similar concentration of restaurants, shops and services along Lancaster Avenue. As you can see from the map, the southern portion of Berwyn extends appreciably farther south than any of the other Main Line communities and the topography in that southern section lends itself to more rolling hills. As a result, some properties there are larger and more rural-feeling. Horse farms are not uncommon and many people love this area for just that reason: a rural kind of home, but not too far from shopping or centers of business/employment. It has become increasingly popular in recent years.



Berwyn Highlights

Shopping: Clothing, specialty shops

Food: Assorted cafes, restaurants

Entertainment/Culture: Footlighter's Community Theater, Wilson Farm Park

Berwyn is mostly a residential town, except for shopping and dining clustered along Lancaster Avenue. Among Berwyn's attractions are the well-established **Footlighter's Community Theater** and the summer concert series in **Wilson Farm Park** (which is, technically, located in the **Chesterbrook** section of Wayne). Most residents of this well-kept and tidy town choose to live there for reasons other than shopping and entertainment, though. Most of Berwyn is in the Tredyffrin-Easttown School District (though a small portion is in the Marple Newtown School District). The public schools of Tredyffrin-Easttown are ranked among the very highest in the state with low student-faculty ratios and lots of state-

of-the-art technology in the school classrooms. In addition, Berwyn is somewhat unusual in that its northern section feels like suburbia while its southern section can support multi-acre properties with rolling hills. Horse farms are not uncommon. It is less than an hour to center city, so for people who need to work downtown or get to the airport, it is not too far, but feels much more relaxing and “un-city-like” than some of the more eastern Main Line neighborhoods.

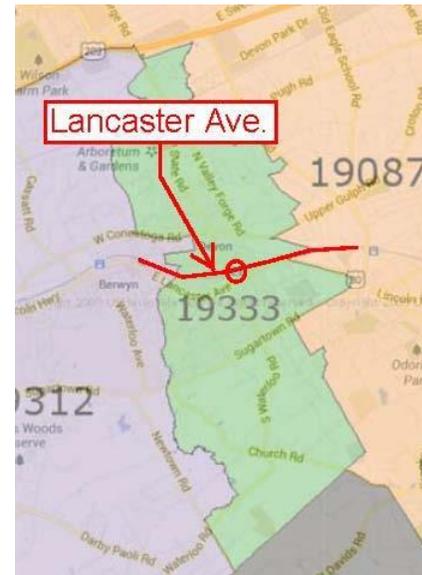
As far as housing, Daylesford Lake is a community of newer town homes and a popular choice for couples or small families or people moving into the area who might not be ready to buy yet. In the section of Berwyn around Leopard Rd., there are both fairly modest older homes as well as several new homes and several luxury communities, including Radnor Hunt and The Greens at Waynesborough. Many of these homes are in excess of 4,000 sq. ft. The areas immediately north and south of Lancaster Avenue are older, more established neighborhoods, for the most part.



For more on Berwyn, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

DEVON

The map shows Devon in green. Devon is completely contained within Easttown Township, Chester County (which makes it a lot easier to figure out than Wayne). The train station (again, the only one in Devon, compared with the four in the 19087 zip code directly to the east) is circled in red. Home to several auto dealerships, all kinds of services as well as some very exclusive homes, it has a less identifiable personality than some of the other areas. It is the doorway to that section of the western mainline that has larger lots and a little more of a rural feeling than most of the communities to the east. The **Devon Horse Show** is the largest and oldest multi-breed horse show in the country and takes place early every summer for ten days. It has been a huge event for many years and always draws thousands of enthusiasts to Devon.



Devon Highlights

Shopping: Cars, clothing

Food: Assorted cafes, restaurants

Entertainment/Culture: Devon Horse Show, Jenkins Arboretum

Devon is home to both The **Devon Horse Show**, an event which has been going on since 1896. It is a time-honored tradition with a rich history. Another activity to pursue in Devon is a visit to the **Jenkins Arboretum**. Devon is also known for hosting the “auto mile” of car dealerships along Lancaster Avenue. Until recently, Devon could lay claim to **Waterloo Gardens**, a very large and well-respected plant nursery which moved a few miles away to the town of Exton. As far as housing is concerned, the most well-defined Devon neighborhood is the western section of the **Shand Tract** (the eastern portion of which falls into Wayne’s zip code). It is a neighborhood of community-spirited residents who plan neighborhood celebrations and gatherings.

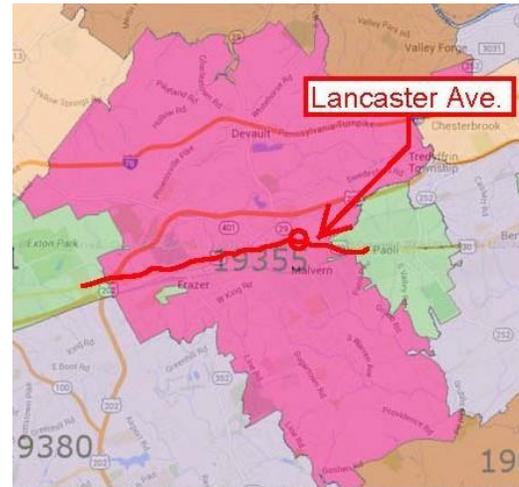
Houses are often Capes and ranches, but there are colonials as well. Average lot size in this area is about half an acre. This neighborhood is always in demand. Devon is also home to some very upscale homes and many custom builders find their services in demand in this area. Developments are not common, but individual high-end homes are.



For more on Devon, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

MALVERN

The map shows Malvern in pink. While the borough is fairly small and centered around the train station, the surrounding area that uses the 19355 zip code is quite large. As a result, there are three different school districts serving Malvern. There is a definite difference between living north of Route 202 and south of it. The north feels rural and very far removed from the shopping and busyness of the Main Line, while the south is at the western edge, but still has that vestigial “urban sprawl” feeling to it. The southernmost section has some beautiful old estates and several large properties where people keep horses. It is one of the most residentially diverse of Main Line communities.



Malvern Highlights

Shopping: Clothing, specialty shops, Wegman's

Food: Assorted cafes, restaurants

Entertainment/Culture: Wharton Esherick Museum

Malvern, especially the most northern and southern sections, has a very rural feel. Lots of rolling hills and horses define the landscape. In the center, it has a more Main Line feel to it, especially along Lancaster Avenue. Its borough is quaint and mostly revitalized. There are many old structures in Malvern, including an entire group of buildings at **historic Sugartown**, which you can visit for a small fee. The **Flying Pig Saloon** is a local favorite as is **Terra Culture**, selling unusual products to use outside (and in). The **Wharton Esherick Museum** is a gem, the previous home of a zealous woodworker that you have to see to believe.



There are several upscale shopping centers and most of them are newer, as the population in the area has grown substantially only in the fairly recent past. Housing runs the gamut from very old, small stone homes to split levels built 50 years ago to very large, new homes with all the bells and whistles. Beautiful vistas are a hallmark of the area.

Malvern is distinctly split between the southern part, which below the PA Turnpike, and the northern part. The northern section feels much more rural and less neighborhoody. That said, if you're looking for new construction and privacy, and don't mind being a bit of a drive to services and shopping (on Lancaster Avenue to the south), then this might be a great fit for you. The southern section feels a little bit more "Main Line", but it is certainly less established and the zoning feels a bit more haphazard in terms of residential areas being distinct from light commercial zones.



For more on Malvern, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

PAOLI

The map shows Paoli in light green. Paoli is the official western point of the Main Line as it relates to the train route. That said, as the population has increased, urban sprawl has spread west to Malvern and West Chester as well as north and south of the communities along Lancaster Avenue that traditionally comprise the Main Line. In addition to housing, Paoli supports a fair number of commercial enterprises including a hospital and several office parks. Route 252 provides access north toward King of Prussia as well as south toward Route 95 and the airport. Paoli, like many other Main Line towns, is spread across three townships: Tredyffrin, Easttown and Willistown (served by the Great Valley School District).



Paoli Highlights

Shopping: Clothing, specialty shops

Food: Assorted cafes, restaurants

Entertainment/Culture: Anthony Wayne House

During the Revolutionary War, the Battle of Paoli was fought here (right at the site of the Paoli Tavern) and there is a monument there marking the historic event. The tavern itself was established in 1769 by an innkeeper whose father had been sold 500 acres by William Penn and he named the area Paoli after a Corsican General.

Paoli used to be the “end of the line” for the Paoli Local and, by definition, the “Main Line”, though now there are a few more stops to the west. Its oldest surviving building is Waynesborough, also known as the **Anthony Wayne House**, (named for the general in Washington’s Army) which was built in 1724 and had additions put on in 1765 and 1812. It is now on the register of Historic Landmarks and is open for tours.

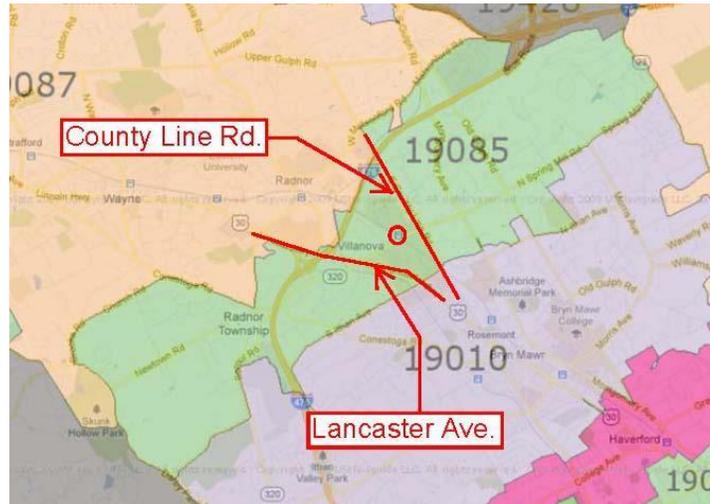
Paoli Hospital is the largest employer in the region and is growing rapidly. Another non-profit that makes its home in Paoli is **Delaware Valley Friends School** which caters to children with different learning styles. Valley Hills is a popular Paoli neighborhood, located very near the train station and the services along Lancaster Avenue. For those looking for a quieter lifestyle, the Willistown Township section of Paoli (to the south) has larger lots and is less developed. Many homes in this area have space for horses. **Sugarpointe** has a lot of fairly modest split level homes in a lovely neighborhood with lots of trees.



For more on Paoli, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

VILLANOVA

The map shows Villanova in green. The County Line Rd. divides Villanova into the north side (Lower Merion Township, Montgomery County) and the south side (Radnor Township, Delaware County). Lancaster Avenue, as in most other communities on the Main Line, is the location for most shopping and services. The area sandwiched in between those roads on the eastern edge of Villanova is Villanova University. Interestingly, most of the residential areas in Villanova do not feel connected to college life.



Villanova Highlights

Shopping: Pharmacy, copies, services for college students

Food: Bars, Pizza, restaurants

Entertainment/Culture: University-related events and facilities, Appleford, Radnor Trail

North Side Villanova

The Lower Merion Township, Montgomery County side (north side) boasts some of the most impressive properties on the Main Line. Properties tend to be a little larger than in some towns farther east. Trees are mature and roads may be windy—it feels less suburban and more “tucked away” than most of the other Main Line communities. Many large, old estates can be found on Mount Pleasant, Spring Mill and surrounding streets. Partly due to larger lots, Villanova is less “neighborhoody” than some other Main Line places and few streets have sidewalks. While there are some ranch-style homes with siding, stone is the primary building material and privacy is usually appreciated by buyers of homes in this area. One residential option (that will encourage more visits with neighbors) is **Wrenfield**, a community of large, luxury French carriage homes, many with elevators and/or pools. As in the rest of Villanova, landscaping is taken very seriously here. Around the corner is **Appleford**, a beautiful 24-acre property with an early stone farmhouse which is now Township property. It can be rented for private occasions; otherwise, people are welcome to stroll the lovely gardens. While access to the highways is considered a benefit by most, certain streets are prone to highway noise. Villanova University is the divider between the north and south portions of the town. The campus is fairly compact but many affiliated buildings spread out along Lancaster Avenue. The traffic right around the university can be a headache, especially when a sporting event is happening. However, the snarls are almost exclusively contained within Lancaster Avenue and, as you’ll find if you move to the Main Line, there is “*always* another way to get there.”



South Side Villanova

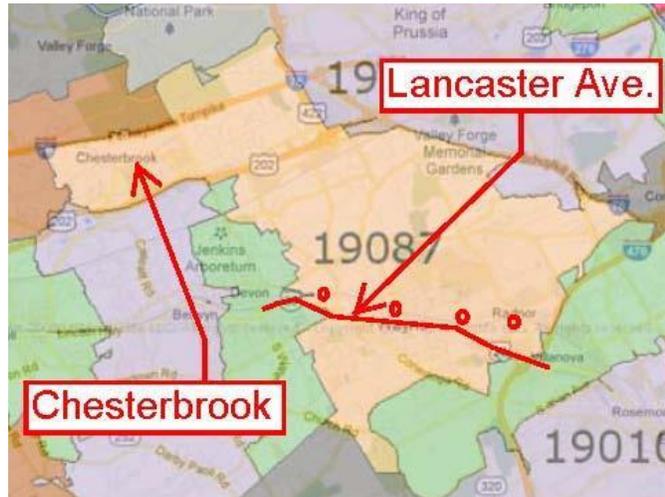
Some of the loveliest streets in Radnor Township are in the Villanova section. Heavily treed with generous lots and great access to the blue route, this area has become a highly coveted area. Like much of Radnor Township, there are gentle hills and few totally flat streets. Very few streets here have sidewalks and some are narrow. The combination makes for fewer joggers/walkers out on the streets. As a result, there is less of a neighborhood feeling than in some other places. Many historic buildings can be found here, including the [Quaker Meeting House](#), built in 1717 on what is now Conestoga Rd. The [Radnor Trail](#) is a 2.4 mile paved trail repurposed from an abandoned railway line where people walk, bike and take their dogs. It winds through wooded areas and is a much heralded feature of the community. Outside of the university, there are not many businesses or restaurants in Villanova; it is heavily residential, but it has direct access to Lancaster Avenue and all the services offered there.



For more on Paoli, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Report](#) on my website (following this excerpted section there).

WAYNE

The map shows Wayne in light orange. Wayne is hard to “pin down” due to being in three different townships/counties/school districts as well as having several areas that are referred to by different names (like St. Davids and Radnor) that are still Wayne addresses. When most people refer to Wayne, they are talking about the area closest to Lancaster Avenue. There are four train stations in the zip code—Radnor, Saint Davids, Wayne and Strafford. The extreme northwestern section of the 19087 zip code is a town called Chesterbrook which is mostly office parks and townhouses.



Wayne Highlights

Shopping: Specialty shops, antiques, bath and home furnishings, First Fridays, Eagle Village shops, Gateway Shopping Center, clothing

Food: The White Dog Café, Christopher’s, yogurt/ice cream shops, fine dining

Entertainment/Culture: Wayne Art Center, Chanticleer, historic buildings

[Click to see my video of Wayne](#), taking you through different neighborhoods as well as retail areas.

Wayne is one of the most popular places to live on the Main Line. It includes areas of Radnor, Saint Davids, and Strafford. There is a great array of shopping in Wayne and a hard-to-find blend of old and new. From the historic **Anthony Wayne movie theater** or the **Wayne Hotel** (over 100 years old) to **Anthroplologie** and **Lululemon**, time spent in Wayne moves seamlessly between the two. The old stone library is now offices, and the whole downtown area has a very quaint feel to it. The Wayne business association has a good write up on its website. If shopping isn’t what you are looking for, a visit to **Chanticleer** gardens may be just the ticket. There are many good places to eat, from the **White Dog Café** to **Christopher’s**. As is typical, all services from gas stations to supermarkets, salons and banks are available along Lancaster Avenue. In Saint Davids, the gateway to Wayne, is the **Radnor Hotel**, **TJ Maxx**, **Bed Bath and Beyond**, **Home Goods** and a **supermarket**.

Wayne spreads across Radnor, Tredyffrin and Upper Merion Townships. That division means three different school districts, different levels of property tax and some very distinct neighborhoods. The easternmost section is often referred to as Radnor or Saint Davids. This area contains **Cabrini College** and **Eastern University** and some residential areas including **The Woods**, a development of mostly stucco homes and **Strafford Village** which has homes about 50 years old that are designed for medium to large families. There is a large park called **Fenimore Woods** here and a **golf course**. South of Lancaster Avenue is called, quite simply, South Wayne. Some of the homes there are smaller and closer together,

reminiscent of city living, but once you travel a few streets to the south, it is again bucolic with larger properties.



North of Upper Gulph Rd. and further west, Wayne is part of Tredyffrin Township. **Colonial Village** is located in this area, with homes built between 1940 and 1960. Some are more modest family homes, some are grander. The **Shand Tract** is located a little to the west. It, like the **Deepdale** neighborhood is very community-oriented and there are neighborhood parties and gatherings and Easter egg hunts. Both of these areas have somewhat narrow, streets with few sidewalks. They are heavily treed and very residential. Houses in all of the aforementioned areas vary greatly in style. There is a lot of stone, many colonials, but you will also find split-levels, ranches and bungalows. Properties are usually around 1/3 acre or more. Larger homes (with larger price tags) can be found in walking distance to downtown Wayne as well as up in the northern enclave of **Glenhardie**, which is also home to a country club. Trout Creek runs through the **Glenhardie** area adding scenic interest (though potentially wet basements!).

Only a small, northern section of Wayne is part of Upper Merion Township. The taxes and prices there are comparably lower than in the other sections of Wayne.



For more on Wayne, please see the [Wikipedia summary](#) and for all kinds of neighborhood statistics, please see the [Neighborhood Reports](#) on my website (following this excerpted section there).

I hope that this overview has given you a loose sense of the neighborhoods of the lower and upper (or eastern and western) Main Line. Obviously, each house on each street is unique, but there are some general defining features of the different communities and my goal has been to help you at least start the process of identifying the areas most likely to suit you. Also, I remind you that there are many other areas to the north and south of the Main Line that may offer good choices for you as well. I mentioned some of them at the beginning of this guide, but will list them again here along with some others that are part of Philadelphia county or north eastern Montgomery county and are on the east side of the Schuylkill River:

Havertown

Media

Newtown Square

Audubon

Collegeville

Phoenixville

Plymouth Meeting

Glenside

Abington

West Mt. Airy

Chestnut Hill

Please feel free to call or email me to discuss your move.

610 308-5973, jen@jennifer.lebow.com