

\$628,900 - 484 Brough Rd, ABBOTTSTOWN

MLS® #PAAD2013424

\$628,900

12 Bedroom, 5.00 Bathroom, 7,100 sqft

Residential on 3.16 Acres

HAMILTON TOWNSHIP, ABBOTTSTOWN,
PA

****Versatile Multi-Unit/Multi-Generational Property on 3 Acres in Abbottstown, PA****
Discover this well-maintained 3-acre property in Abbottstown, featuring 3 separate dwellings: a spacious 5-bedroom, 2-bath main farmhouse, and two units in a converted barn (3-bed/2-bath downstairs and 4-bed/1-bath upstairs). Each unit includes its own washer and dryer. The property generates a total of \$5,955 in monthly rental income, or \$3,325 without renting the main house.

Whether you're looking for a multi-generational compound, wish to live in the main house while renting out the other units, or seeking a solid investment, this property has it all. Enjoy the serene setting and expansive land while benefiting from rental income.

****Additional Info**** The owner pays for trash pickup (\$70/month), water filtration service (\$300/year) and to pump out the holding tanks 13-14 times per year (\$570/time) WHICH can be changed by having EcoFlow come out to install a septic system and water filtration system for about \$350/month putting money back into your pocket. The main house also has a mother/daughter suite as a bonus.

Built in 1920

Essential Information

MLS® #

PAAD2013424



Price	\$628,900
Bedrooms	12
Bathrooms	5.00
Full Baths	5
Square Footage	7,100
Acres	3.16
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active Under Contract

Community Information

Address	484 Brough Rd
Area	Hamilton Twp (14317)
Subdivision	HAMILTON TOWNSHIP
City	ABBOTTSTOWN
County	ADAMS-PA
State	PA
Municipality	HAMILTON TWP
Zip Code	17301

Amenities

Parking	Asphalt Driveway, Paved Parking
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Interior

Appliances	Dishwasher, Disposal, Oven-Double, Refrigerator
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C, Window Unit(s)
Has Basement	Yes
Basement	Full, Fully Finished, Outside Entrance, Walkout Level
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Brick and Siding, Alum/Steel Siding, HardiPlank
Exterior Features	Exterior Lighting, Deck(s), Patio, Porch(es)

Lot Description	Cleared, Level
Roof	Composite, Metal
Foundation	Brick/Mortar

School Information

District	CONEWAGO VALLEY
High	NEW OXFORD

Additional Information

Date Listed	June 21st, 2024
Days on Market	226
Zoning	RESIDENTIAL

Listing Details

Listing Office	EXP Realty, LLC
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