

\$399,990 - Tbb-monet I Gentle Slope Way, GETTYSBURG

MLS® #PAAD2018224

\$399,990

2 Bedroom, 2.00 Bathroom, 1,370 sqft
Residential on 0.16 Acres

AMBLEBROOK, GETTYSBURG, PA

TO BE BUILT HOME - Experience the ease of single-level living in this exceptional home. The Monet I has the convenience of a well-appointed owner's suite and features a private bath and walk-in closet, while a second bedroom offers a full bath for added convenience. The kitchen, open to the family room, seamlessly flows to an adjacent dining area. A two-car garage, covered rear porch, granite countertops, and stainless steel appliances are just a few of the many included features that make this home truly special. The convenience of a dedicated laundry room simplifies daily routines, while the attached 2-car garage and concrete driveway add functionality and curb appeal. Living in Amblerbrook means embracing an active and enriching lifestyle. Fitness enthusiasts will appreciate the state-of-the-art fitness center, indoor and outdoor pools, tennis and pickleball courts, and bocce ball facilities. Scenic trails weave through the community, perfect for morning jogs or leisurely walks. The Rock Creek Clubhouse, interactive demonstration kitchen, and performing arts theater ensure there's always something engaging happening close to home. With lawn care included and an on-site wellness provider, maintaining your home and health is effortless. The Welcome Center, along with the on-site café and market offering fresh, local products, provides plenty of opportunities to connect with



neighbors and become part of this welcoming community.

Built in 2025

Essential Information

MLS® #	PAAD2018224
Price	\$399,990
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Craftsman, Rancher
Status	Active

Community Information

Address	Tbb-monet I Gentle Slope Way
Area	Straban Twp (14338)
Subdivision	AMBLEBROOK
City	GETTYSBURG
County	ADAMS-PA
State	PA
Municipality	STRABAN TWP
Zip Code	17325

Amenities

Utilities	Cable TV Available, Natural Gas Available, Sewer Available
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Appliances	Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer-front loading, Oven-Self Cleaning, Oven-Wall, Refrigerator, Washer-front loading
Heating	90% Forced Air

Cooling	Central A/C, Programmable Thermostat
# of Stories	1
Stories	1 Story

Exterior

Exterior	Stone, Vinyl Siding
Roof	Architectural Shingle
Foundation	Slab

School Information

District	GETTYSBURG AREA
High	GETTYSBURG AREA

Additional Information

Date Listed	June 8th, 2025
Days on Market	138
Zoning	RES

Listing Details

Listing Office	Builder Solutions Realty
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