

\$475,000 - 318 Rustic Wood Dr, GETTYSBURG

MLS® #PAAD2018842

\$475,000

3 Bedroom, 2.00 Bathroom, 1,860 sqft
Residential on 0.14 Acres

AMBLEBROOK, GETTYSBURG, PA

Welcome to your new home at 318 Rustic Wood Drive. You will enjoy one-level living, in this Kellaway Model with 1908+ sq ft of living space. The home is located in Amblebrook, which is a 55 and older, state of the art community in Gettysburg Pa with lots of amenities. Enjoy the indoor pool/ hot tub and large outdoor heated pools. A Clubhouse for meeting with neighbors and lots of planned activities and clubs to enjoy. See movies in our theater, create in the art room and cooking classes in the community kitchen. The gym and pickle ball courts will be great for exercising as well as our walking paths. Golf carts are allowed for fun traveling to your events. This beautiful, like new, upgraded home features, 9 ft Ceilings, two-three bedrooms, 2 bath, and was just built in 2023 by Caruso Homes. The grand kitchen has White upgraded cabinets, and a farmhouse sink in the large island with room for 4 stools. Sellers installed a White Subway Tile Backsplash. There are SS Appliances and a nice walk in size pantry. The grand living room makes it easy for entertaining while enjoying the gas fireplace. Trey Ceiling, fans, blinds, rods and draperies are all included. The primary bedroom is spacious, with a accent wall. The en suite bathroom has a large double vanity and walk-in tiled shower. The guest suite has a bath right outside and is on the opposite side of the home. The flooring is Upgraded LVP and throughout the home. You will love the Ship lap as extra accents in



different places. The patio off the back is a great space and there are extra pavers in garage to make it even bigger. The home has a water softener. The garage has a coated painted floor and shelving for extra storage. Community garden plots are across the street. Amblebrook's HOA covers your grass mowing, snow removal and mulching the front flower beds. This home wouldn't last long. Come take a tour, you will be in love with your next home. 3rd bedroom is called a flex room on plans and does not have a closet.

Built in 2023

Essential Information

MLS® #	PAAD2018842
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	318 Rustic Wood Dr
Area	Straban Twp (14338)
Subdivision	AMBLEBROOK
City	GETTYSBURG
County	ADAMS-PA
State	PA
Municipality	STRABAN TWP
Zip Code	17325

Amenities

# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Appliances	Stainless Steel Appliances, Built-In Microwave, Dishwasher, Refrigerator, Washer, Dryer, Oven/Range-Gas
Heating	Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Roof	Architectural Shingle
Foundation	Slab

School Information

District	GETTYSBURG AREA
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Additional Information

Date Listed	July 21st, 2025
Days on Market	100
Zoning	MIXED USE VILLAGE

Listing Details

Listing Office	Trish Rowe Realty, LLC
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