

\$404,900 - 33 Tulip Tree Way, GETTYSBURG

MLS® #PAAD2019490

\$404,900

3 Bedroom, 2.50 Bathroom, 2,223 sqft

Residential on 0.11 Acres

AMBLEBROOK, GETTYSBURG, PA

Community Features: Amblebrook Gettysburg Resort-Style Amenities: Residents enjoy over 50,000 square feet of indoor facilities, including the Rock Creek Clubhouse, a full gym, demonstration kitchen, bar and lounge, music room, performance theater, and game rooms. Wellness & Recreation: Indoor/outdoor saltwater heated pools, fitness center, yoga studios, spa services, pickleball and tennis courts, bocce, croquet, walking/biking trails, and more foster an active lifestyle. Social Life & Activities: The community hosts a variety of events, including interest clubs, arts and crafts, culinary classes, TED Talks, nature walks, and happy hours, all planned by a dedicated lifestyle director to foster a truly vibrant living experience.

Natural Beauty: Amblebrook is situated on 779 acres of rolling hills, featuring beautiful landscapes, ponds, gardens, dog parks, and outdoor entertaining spaces. Convenience: Located just five miles from downtown Gettysburg, residents enjoy easy access to shopping, dining, cultural attractions, parks, and health services.

Amblebrook Gettysburg combines historic charm with next-generation amenities, creating a lifestyle filled with friendship, activity, and comfort—making 33 Tulip Tree Way an exceptional home in an extraordinary community.

The Lennar Laguna floor plan is a spacious and elegant two-story home designed for



active adult living, offering approximately 2,223 square feet of living space. It features three bedrooms, two full bathrooms, 1 half bathroom, and a two-car garage.

Key highlights of the Laguna floor plan include:
A dramatic open family room with double-height ceilings that bring a sense of height and luxury to the space, perfect for entertaining and relaxing. The owner's suite, situated on the first floor, offers privacy and convenience, featuring a full-sized bathroom, a walk-in closet, and new carpet. Two additional bedrooms and a spacious loft are situated on the second floor, ideal for guests, hobbies, or a home office. Including a full-size room storage closet with ample space. A well-designed kitchen with an oversized island, dining room, and powder room. Each has a new ceramic tile. Additional features include a foyer, an extra laundry room, and ample storage options. The home combines classic cottage and craftsman exterior styling with a modern, open interior layout tailored to the lifestyle needs and preferences of active adults.

Built in 2021

Essential Information

MLS® #	PAAD2019490
Price	\$404,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,223
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Twin/Semi-Detached

Style	Side-by-Side
Status	Active

Community Information

Address	33 Tulip Tree Way
Area	Straban Twp (14338)
Subdivision	AMBLEBROOK
City	GETTYSBURG
County	ADAMS-PA
State	PA
Municipality	STRABAN TWP
Zip Code	17325

Amenities

Amenities	Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Crown Molding, Entry Lvl BR, Pantry, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Water Treat System, Shades/Blinds
Utilities	Cable TV, Electric Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking	Concrete Driveway
# of Garages	2
Garages	Additional Storage Area, Covered Parking, Garage - Front Entry, Garage Door Opener, Inside Access, Oversized
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Energy Star Appliances, Exhaust Fan, Ice maker, Oven-Self Cleaning, Oven/Range-Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Heater
Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
# of Stories	2
Stories	2 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Gutter System, Lawn Sprinkler, Sidewalks, Udrgrd Lwn Sprnklr, Patio, Fence

Lot Description	Landscaping, Level
Windows	Double Hung, Energy Efficient, Insulated, Screens
Roof	Architectural Shingle
Foundation	Slab

School Information

District	GETTYSBURG AREA
Elementary	CALL SCHOOL BOARD
Middle	GETTYSBURG AREA
High	GETTYSBURG AREA

Additional Information

Date Listed	August 27th, 2025
Days on Market	58
Zoning	101

Listing Details

Listing Office	Puller Real Estate Brokerage Services
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