

\$539,000 - 173 Lively Stream Way, GETTYSBURG

MLS® #PAAD2019678

\$539,000

2 Bedroom, 2.00 Bathroom, 1,843 sqft
Residential on 0.18 Acres

AMBLEBROOK, GETTYSBURG, PA

Why wait to build when you can move right into this beautifully upgraded DRB Elevate Curator model, located in the quiet and established Parkview section of Amblebrook. This premium corner lot home is fully move-in ready with no construction delays, no punch list, and no builder-grade finishes. Professionally repainted throughout in Sherwin-Williams paint, the home features 10-foot ceilings, abundant natural light, and thoughtful design details throughout.

The kitchen is a standout, featuring upgraded Willow cabinetry extended to the ceiling, a walk-in pantry, a large island, and gas cooking. The open living and dining area includes a gas fireplace and a sliding glass door that leads to the covered rear porch, where you'll find a second gas fireplace and a custom stone patio, perfect for outdoor enjoyment. The fenced yard adds privacy, and the corner lot location offers a more open, spacious feel than many neighboring homes.

This 1,843 square foot home includes two bedrooms plus a flex room that can function as a home office, hobby space, or guest room. All closets throughout the home are fully customized with full-height systems. A dedicated laundry room with utility sink, drop zone with built-in storage, and custom wood blinds on every window offer comfort and convenience at every turn. The home also



includes a Culligan water softener and a whole house high-flow inline filter, along with an in-ground irrigation system.

Amblebrook at Gettysburg is one of the area’s premier 55+ resort-style communities, offering over 50,000 square feet of amenities. Residents enjoy indoor and outdoor pools, a state of the art fitness center, yoga and spin studios, game rooms, a café, walking trails, pickleball and bocce courts, dog parks, community gardens, and a vibrant calendar of clubs, social events, and wellness programming. The community also features a culinary studio with cooking classes and demonstrations, making it easy to stay connected and inspired.

From its premium corner lot to its thoughtful upgrades inside and out, this home offers comfort, style, and space without the wait. Experience the best of active adult living today.

Built in 2022

Essential Information

MLS® #	PAAD2019678
Price	\$539,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,843
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	173 Lively Stream Way
Area	Straban Twp (14338)
Subdivision	AMBLEBROOK
City	GETTYSBURG
County	ADAMS-PA
State	PA
Municipality	STRABAN TWP
Zip Code	17325

Amenities

Amenities	Bathroom - Walk-In Shower, CeilingFan(s), Entry Lvl BR, Pantry, Upgraded Countertops, Water Treat System, Walk-in Closet(s), Shades/Blinds
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Appliances	Built-In Microwave, Dryer, Disposal, Icemaker, Oven/Range-Gas, Refrigerator, Washer, Water Conditioner, Water Heater - Tankless
Heating	90% Forced Air
Cooling	Central A/C
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Extensive Hardscape, Exterior Lighting, Lawn Sprinkler, Sidewalks, Patio, Porch(es), Roof Deck, Aluminum, Decorative Fence
Lot Description	Corner Lot, Front Yard, Landscaping, Lot Premium, Rear Yard, SideYard(s)
Windows	Double Pane, Screens
Roof	Architectural Shingle
Foundation	Slab

School Information

District	GETTYSBURG AREA
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Additional Information

Date Listed	September 13th, 2025
Days on Market	47
Zoning	RESIDENTIAL

Listing Details

Listing Office	Trish Rowe Realty, LLC
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