

# **\$450,562 - 113 Gentle Slope Way Gentle Slope Way #297, GETTYSBURG**

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MLS® #PAAD2019826

**\$450,562**

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

AMBLEBROOK, GETTYSBURG, PA

QUICK MOVE IN - HOMESITE 297-

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, Quartz 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, with included washer/dryer 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® #         | PAAD2019826        |
| Price          | \$450,562          |
| Bedrooms       | 3                  |
| 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      | 113 Gentle Slope Way Gentle Slope Way #297 |
| 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    | September 14th, 2025 |
| Days on Market | 44                   |
| Zoning         | RES                  |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Builder Solutions Realty |
|----------------|--------------------------|

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Listing information last updated on October 27th, 2025 at 9:00pm EDT