

\$450,000 - 33 Rolling Hills Way, GETTYSBURG

MLS® #PAAD2020018

\$450,000

2 Bedroom, 2.00 Bathroom, 1,852 sqft

Residential on 0.15 Acres

NONE AVAILABLE, GETTYSBURG, PA

Everything you want is already here, with resort-style amenities just steps away! This beautifully upgraded Caruso built home in Amblebrook™'s 55+ community offers the style and comfort of new construction—available now and ready to enjoy with ease. Bright, open living spaces include 2 spacious bedrooms, 2 modern baths, and a kitchen with a large island that flows into the dining and living areas, perfect for entertaining or cozy nights by the fireplace. An additional room with french doors provides a private home office or workout space or... endless possibilities. The comfortable owner™'s suite has a walk-in-closet and private bath, dedicated laundry area provides a space for everything, 2-car garage, and plenty of storage gives add convenience and everyday comfort.

Life at Amblebrook is all about connection and activity, with a state-of-the-art fitness center, indoor and outdoor pools, tennis, pickleball, bocce, and scenic trails throughout the community. The Rock Creek Clubhouse, demonstration kitchen, and performing arts theater host nearly 400 events each year, so there™'s always something to enjoy. With lawn care, snow removal, and an on-site wellness provider included, homeownership is effortless. Plus, the caf  and market with fresh local products make it easy to gather with neighbors and feel at home from day one.



Built in 2022

Essential Information

MLS® #	PAAD2020018
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,852
Acres	0.15
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Rancher
Status	Active

Community Information

Address	33 Rolling Hills Way
Area	Straban Twp (14338)
Subdivision	NONE AVAILABLE
City	GETTYSBURG
County	ADAMS-PA
State	PA
Municipality	STRABAN TWP
Zip Code	17325

Amenities

Amenities	Soaking Tub, Stall Shower, Walk-in Closet(s)
Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry
Has Pool	Yes

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Cooktop, Dryer - Electric, Oven-Double, Refrigerator, Six burner stove, Stainless Steel Appliances, Washer
Heating	Forced Air
Cooling	Central A/C

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding, Stone
Foundation	Slab

School Information

District	GETTYSBURG AREA
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	22
Zoning	R

Listing Details

Listing Office	RE/MAX 1st Advantage
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