

\$449,900 - 6301 Buchanan Trail West, MERCERSBURG

MLS® #PAFL2030626

\$449,900

3 Bedroom, 3.50 Bathroom, 2,620 sqft

Residential on 2.48 Acres

NONE AVAILABLE, MERCERSBURG, PA

SEE VIDEO TOUR!!! A Rare Greencastle-Mercersburg find! Just a few miles west of Greencastle, youâ€™ll find this like-new 3 bedroom, 3-1/2 bath colonial on 2.48 UNRESTRICTED acres. Built in 2022, it has been lived-in very lightly and is in move-in condition. As you turn off Rt. 16 into the private development, youâ€™ll notice a well maintained, non-through gravel road leading to the heavy duty 2â€• think asphalt driveway. Taking a quick walk around the property, youâ€™ll quickly see this is not your typical colonial on a postage stamp lot. The level yard and well-placed home offer endless outdoor possibilities. Above ground pool? Animals? Future outbuildings? No problem! Stepping inside, is the welcoming foyer area that adjoins what can be used as a formal living room or dining area as well as a convenient half bath, all with LVP flooring throughout. Transitioning to the open concept family/living/kitchen area, youâ€™ll notice the ample cabinet and countertop space as well as a large island, pantry closet and double bowl stainless sink. A full complement of appliances completes the kitchen which includes a built-in microwave, refrigerator/freezer, dishwasher and gas cooktop/oven combination. Adjacent to the kitchen is the family room featuring an electric fireplace, walk-out doors the composite deck, ceiling fan and the continuance of the LVP flooring. Access to the 2-car garage is directly off the kitchen providing maximum



convenience for those grocery runs. Heading back to the foyer, youâ€™ll find an adjacent office area with the same LVP flooring. Heading upstairs, is the primary bedroom offering plenty of sunlight from 3 windows and features a sitting/makeup nook, like-new carpeting and a ceiling fan. Adjacent is the en-suite primary bath featuring a double bowl vanity, water closet, beautiful tile walk-in shower with bench and a walk-in closet. Down the hall is a convenient upper-level laundry closet as well as two additional bedrooms. Finally, heading down to the basement, youâ€™ll find over 700 square feet of finished space including a future theater space pre-wired for a projection screen and raised outlets at the other end for a future bar area. A full bath is also found as well as additional storage space under the stairs and in the utility room. Combine all of this with a roof and HVAC that are less than 4 years old, access to Greencastle and I-81 just minutes away and a hard-to-find combination of a like-new home on almost 2.5 acres, and you may have just found the property for which youâ€™ve been looking!

Built in 2022

Essential Information

MLS® #	PAFL2030626
Price	\$449,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,620
Acres	2.48
Year Built	2022
Type	Residential
Sub-Type	Detached

Style	Colonial
Status	Active

Community Information

Address	6301 Buchanan Trail West
Area	Peters Twp (14518)
Subdivision	NONE AVAILABLE
City	MERCERSBURG
County	FRANKLIN-PA
State	PA
Municipality	PETERS TWP
Zip Code	17236

Amenities

Amenities	CeilingFan(s), Bathroom - Walk-In Shower, Tub Shower, Carpet, Master Bath(s), Recessed Lighting, Water Treat System
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Side Entry, Inside Access, Oversized
View	Mountain, Pasture

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Microwave, Dishwasher, Disposal, Dryer, Refrigerator, Washer, Oven/Range-Gas
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Poured Concrete, Full, Heated, Walkout Stairs, Interior Access, Outside Entrance, Fully Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	2 Story

Exterior

Exterior Features	Exterior Lighting, Deck(s), Porch(es)
Lot Description	Level, No thru street, Private

Windows	Double Pane, Vinyl Clad
Roof	Architectural Shingle
Foundation	Concrete Perimeter

School Information

District	TUSCARORA
Elementary	MONTGOMERY
Middle	JAMES BUCHANAN
High	JAMES BUCHANAN

Additional Information

Date Listed	October 18th, 2025
Days on Market	3
Zoning	RES

Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on October 20th, 2025 at 4:15pm EDT