# \$424,403 - 4318 Heather Ln #2, COLUMBIA

MLS® #PALA2064746

## \$424,403

4 Bedroom, 3.00 Bathroom, 1,854 sqft Residential on 0.00 Acres

### PEREGRINE, COLUMBIA, PA

This CUSTOM Falcon is only 1 of 2 in the community. It almost appears to be a detached home. It offers three bedrooms on the 2nd floor and one on the 1st floor that could be used as a study along with 3 full baths. The kitchen is spacious with soft-close cabinets, granite countertop, plus a pantry. The kitchen also has upgraded drawer base and pull-out trash cabinets and subway tile backsplash (color to be selected), as well as, GE stainless gas range, microwave and dishwasher. The laundry room is conveniently located on the 1st floor off the over-sized 2-car garage. Also enjoy entertaining on the 10x16 composite deck off the dining room which is open to the sizable living room. The living room has a cozy gas fireplace perfect for those chilly winter nights. The upstairs has 3 bedrooms. The Owner's bedroom has a very large walk in closet and its own private bath with tile flooring, 5' shower, 5' double bowl vanity and comfort height toilet. Flooring features desirable Luxury vinyl plank in the foyer, hall, kitchen, dining room and living room. There are also closet shelving upgrades throughout the home. All homes in Peregrine feature Superior Wall basements which allow for tons of extra space to finish! Construction is underway - QUICK DELIVERY by end of Dec '25

Peregrine is a townhome community located in the peaceful countryside of West Hempfield Township and conveniently located within

# Peregrine



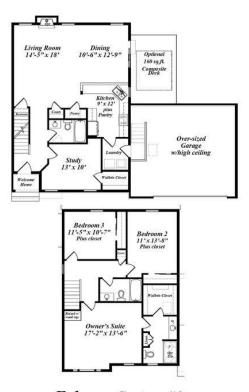
#1 Falcon depicted - #2 will be in between Unit #1 & #3

# Falcon-Custom #2

The Falcon (unit #2) is a custom home plan - only two in the Community. This Falcon offers three bedrooms and 2 full baths on the 2<sup>nd</sup> floor and an additional bedroom/sudy to the 1st floor with a full bath - perfect for visiting family or working at home. The kitchen is spacious with planty of soft-close cabinets and grante countertop and is open to the daining and Iving room area. The living room has an optional gas fireplace—cory for those chilly winter nights. The laundry room is conveniently located on the 1<sup>nd</sup> floor off the garage. The 2-car garage is oversized with plenty of room for additional storage. The Superior Wall basement is also sizable with an egress window. Enjoy cutertaining and relaxing on the optional lost 2 composite deck.

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stration may depict optional items and is subject to change without notice. Issued: 3/14/25



Falcon - Custom #2

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minutes to Rte 30, Rte 283 and major shopping. Homes are built by Millfield Construction Company - "BEST OF" Award winning Builder!

#### Built in 2025

## **Essential Information**

MLS® # PALA2064746

Price \$424,403

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,854

Acres 0.00

Year Built 2025

Type Residential

Sub-Type Interior Row/Townhouse

Style Contemporary

Status Active

# **Community Information**

Address 4318 Heather Ln #2

Area West Hempfield Twp (10530)

Subdivision PEREGRINE
City COLUMBIA

County LANCASTER-PA

State PA

Municipality WEST HEMPFIELD TWP

Zip Code 17512

### **Amenities**

Amenities CeilngFan(s), Pantry, Sprinkler System, Walk-in Closet(s)

# of Garages 2

Garages Garage Door Opener, Garage - Front Entry

#### Interior

Interior Features Floor Plan-Open

Appliances Built-In Microwave, Dishwasher, Disposal, Oven/Range-Gas

Heating Forced Air
Cooling Central A/C

Has Basement Yes

Basement Unfinished, Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Corner, Gas/Propane

# of Stories 2

Stories 2 Story

# **Exterior**

Exterior Frame Foundation Other

#### **School Information**

District HEMPFIELD

# **Additional Information**

Date Listed February 24th, 2025

Days on Market 243

Zoning RESIDENTIAL

# **Listing Details**

Listing Office Millfield Realty

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