

\$500,000 - 44 Frogtown Rd, PARADISE

MLS® #PALA2077700

\$500,000

4 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 1.20 Acres

NONE AVAILABLE, PARADISE, PA

This property is being offered for sale at auction on Tuesday, November 4 @ 3:00 PM. List price is the suggested opening bid only and is not indicative of the final sale price. Open House by appointment only. Terms: 10% down day of sale; settlement by December 31, 2025. Terms by: Joseph E and Gloria J Crawshaw. TURN KEY Bed & Breakfast: Circa 1810 w/918 SF this gorgeous 4 room guest house embodies the beauty of the era with exposed beams, stone and wood architectural details and is ready for the next guests w/the existing décor included! The guest rooms sleep between 2 and 4 guests & each room has a private full bath. With a 4.9 star rating and approx. \$55 -60,000 annual revenue in the heart of PA Dutch Country, this is a rare opportunity! The B&B is stone & frame w/a metal roof, has electric heat, window A/C units and shares a well & septic with the house. Guests can enjoy lounging in the dappled shade on the stamped concrete patio next to the 12-car guest parking lot. House: 2 1/2 stories cont. approx. 1,820 SF w/mostly wood floors throughout. The main level features a sunroom w/brick floor, exposed beams & a mini-split w/door to a 16 x 24 deck; dining room w/picture window, built-in cupboards & wall oven; kitchen w/exposed beams, island w/bar seating, 2 dishwashers, SS glass top range w/2 ovens, refrigerator & pantry; living room w/stone wood burning FP, bay window, built in book & display cabinets, and partial bath. The second floor has 2



bedrooms & 2 full baths (one w/W&D) and a finished room on the third floor. The home has a basement with outside exit, W&D, and walk-in FP and oil hot air heat w/C/A. The home is log w/siding & a shingle roof. Summer Kitchen: Stone one-room dwelling with finished interior, electric baseboard heat and metal roof (17 x 22). Garage w/attached storage shed: 1 car garage (19 x 24) w/attached shed (12 x 32), wood sided w/metal roof. Land: Mostly open w/some large shade trees, perennial beds, paved parking and drives, stamped concrete and stone walkways and patio, large level backyard w/9â€™ gazebo, swing and water pump and Pequea Creek runs through the rear of the property.

NOTE: Excellent income potential on this gorgeous property in the heart of scenic PA Dutch Country!

Built in 1810

Essential Information

MLS® #	PALA2077700
Price	\$500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,027
Acres	1.20
Year Built	1810
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	44 Frogtown Rd
Area	Paradise Twp (10549)
Subdivision	NONE AVAILABLE

City	PARADISE
County	LANCASTER-PA
State	PA
Municipality	PARADISE TWP
Zip Code	17562

Interior

Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stone
Foundation	Concrete Perimeter

School Information

District	PEQUEA VALLEY
High	PEQUEA VALLEY

Additional Information

Date Listed	October 7th, 2025
Days on Market	16
Zoning	RESIDENTIAL

Listing Details

Listing Office	Horning Farm Agency Inc
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Listing information last updated on October 22nd, 2025 at 2:00am EDT