

\$724,000 - 15 Phillip Drive, KIRKWOOD

MLS® #PALA2078066

\$724,000

5 Bedroom, 3.50 Bathroom, 2,845 sqft
Residential on 1.00 Acres

OCTORARA PINES, KIRKWOOD, PA

Welcome to 15 Phillip Drive, a stunning custom-built Amish home nestled in the serene countryside of Lancaster County, PA. This 5-bedroom, 3.5-bath residence offers 2,845 square feet of beautifully crafted living space, plus a 1,614-square-foot walkout basement that adds exceptional versatility and comfort. From the moment you arrive, you'll notice the superior craftsmanship and thoughtful design throughout. Built with 2x6 construction and 8-inch poured concrete foundation walls, the home reflects true Amish quality solid, efficient, and timeless. Step inside to discover warm wood floors, solid wood doors, and custom trim that add natural charm. The main level features a well appointed kitchen that's a cook's dream, complete with custom cabinetry, a large island, farmhouse and vegetable sinks, a bake center, and built-in shelving. High-end appliances include gas, convection, and microwave ovens. The kitchen flows into the breakfast nook, while a bright dining room provides the perfect setting for hosting holiday gatherings. The two-story family room showcases a dramatic stone wood-burning fireplace with a high-efficiency heatilator perfect for cozy evenings. The primary suite offers a serene retreat designed for rest and relaxation, featuring a peaceful, tranquil atmosphere. Your personal spa awaits in the ensuite, where dual vanities, a Jacuzzi tub, a water closet and a large walk-in shower invite you to unwind and recharge in total comfort. Ascend to the upper level, where four



expansive bedrooms with generous closets provide restful retreats for family and guests. Two full bathrooms feature classic shower/tub combinations, blending comfort and convenience. Overlooking the two-story family room, a versatile loft area offers the ideal space for a home office, study, or creative workspace. Outside, youâ€™ll love the inviting 8â€™ x 44â€™ front porch, breezeway, and extensive hand-laid flagstone walkways that connect beautifully landscaped spaces including raised garden beds, and an expansive deck overlooking a backyard firepit which is surrounded by a stone seating wall and mature plantings. The homeâ€™s mechanical systems are equally impressive, featuring a hybrid Payne propane/electric heat pump system, whole-house air purifier, dual 40-gallon hot water heaters, a 465-foot-deep well with excellent pressure, and a buried 1,000-gallon propane tank (owned). The expansive 1,614-square-foot unfinished basement offers endless possibilities perfectly suited for a future recreation room, gym, workshop, or in-law suite. With high ceilings and a convenient walkout to the backyard, this space provides both functionality and incredible potential to customize your dream lower level. Located just 3.5 miles from Route 1 Bypass and central to four major cities, this home offers lower taxes, insurance, and electric rates while remaining close to everythingâ€™s golf courses, local markets, and scenic recreation areas. Every detail of this property reflects pride of ownership and enduring quality. If youâ€™ve been searching for a home that combines craftsmanship, comfort, and countryside living, 15 Phillip Drive is a must-see. Professional photos will be uploaded on Friday 10/24/25

Built in 1998

Essential Information

MLS® #	PALA2078066
Price	\$724,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,845
Acres	1.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Contemporary
Status	Active

Community Information

Address	15 Phillip Drive
Area	Colerain Twp (10510)
Subdivision	OCTORARA PINES
City	KIRKWOOD
County	LANCASTER-PA
State	PA
Municipality	COLERAIN TWP
Zip Code	17536

Amenities

Amenities	Stall Shower, Carpet, Entry Lvl BR, Pantry, Master Bath(s), Walk-in Closet(s), Wood Floors
Utilities	Propane, Electric Available
Parking	Paved Driveway
# of Garages	2
Garages	Garage - Side Entry
View	Garden/Lawn

Interior

Interior Features	Efficiency, Floor Plan-Open
Appliances	Dishwasher, Dryer, Extra Refrg/Frz, Microwave, Oven-Single, Refrigerator, Stove, Washer, Water Heater
Heating	Heat Pump - Gas BackUp
Cooling	Central A/C

Has Basement	Yes
Basement	Full, Outside Entrance, Rear Entrance, Space For Rooms, Walkout Level, Sump Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood, Heatilator, Mantel(s), Stone
# of Stories	2
Stories	2 Story

Exterior

Exterior	Frame, Vinyl Siding
Exterior Features	Deck(s), Porch(es)
Windows	Wood Frame
Roof	Shingle
Foundation	Concrete Perimeter

School Information

District	SOLANCO
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Additional Information

Date Listed	October 23rd, 2025
Days on Market	4
Zoning	RESIDENTIAL

Listing Details

Listing Office	Real of Pennsylvania
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Listing information last updated on October 26th, 2025 at 6:30pm EDT