

\$824,000 - 228 Clearview Rd, HANOVER

MLS® #PAYK2088254

\$824,000

4 Bedroom, 4.50 Bathroom, 4,300 sqft

Residential on 1.38 Acres

CLEARVIEW, HANOVER, PA

This is your chance to own one of the most unique properties in Hanover. The just shy of 1 1/2 acre lot equates to your own, private in town retreat. Stunning backyard gardens, and arboretum feature exotic trees and perennials from all over the world. Extensive flagstone hardscape, pavilion, and stone love seats accentuate the resort feel. The 60,000 gallon concrete pool lined with stone native to the area has earned the moniker as the largest pool in Hanover Borough. A pool house offers even more options for entertaining featuring half bath, heat, refrigerator, pool storage, wiring and plumbing for an outdoor shower. While the property is serviced by public water and sewer, two functioning wells still exist in the property perfect for filling the pool and irrigation. The Butler Stone home is custom built using heavy duty construction materials. New hickory engineered wood floors flow throughout the main floor. The newly renovated gourmet kitchen is filled with natural light features granite counter tops, premium appliances and overlooks the sunroom and backyard retreat. Two working fireplaces highlight the formal living room and sunken family room. The other end of the of the main floor boasts three beds and three full baths. One is a true owner's suite, while there exists the option for the additional on suite to function as an in laws quarters with separate entrance. The lower level features another 2000+ square feet with immense living area, bedroom, bathroom, wood shop, home gym



and storage galore. It's not often you find 10' ceilings in a basement with steel beam and concrete construction- it doubles as a storm shelter. The basement does have a separate entrance as well and could also serve as an in-law or guest living area. There is also a spacious attic large enough to double as a bowling alley, an oversized two car garage, detached one car garage and super upgraded electrical service. The home is almost entirely heated by radiant hot water heat in the floors...including the basement. Don't miss all the custom storage closets. The seller is providing a 3 year First American Home Warranty.

For those interested in history; this property has unique ties to Utz Brands. The home was built by the Utz-Rice family and owned by them for over 70 years. The basement construction contains materials like those used in the Utz plant on Carlisle St which currently houses the factory store. The attached garage contains the original range hood and stainless steel walls perfect for making potato chips.

Built in 1952

Essential Information

MLS® #	PAYK2088254
Price	\$824,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,300
Acres	1.38
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Rancher

Status Active

Community Information

Address 228 Clearview Rd
Area Hanover Boro (15267)
Subdivision CLEARVIEW
City HANOVER
County YORK-PA
State PA
Municipality HANOVER BORO
Zip Code 17331

Amenities

Amenities Bathroom - Jetted Tub, Bathroom - Walk-In Shower, Built-Ins, CeilingFan(s), Entry Lvl BR, Exposed Beams, Master Bath(s), Upgraded Countertops, Walk-in Closet(s), Wet Bar/Bar, Wine Storage, Shades/Blinds, Wood Floors
of Garages 3
Garages Garage - Front Entry, Additional Storage Area, Oversized
Has Pool Yes
Pool Concrete, Pool (In-Ground)

Interior

Appliances Dishwasher, Extra Refrg/Frz, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Stainless Steel Appliances
Heating Hot Water
Cooling Central A/C
Has Basement Yes
Basement Full, Fully Finished, Outside Entrance
Fireplace Yes
of Fireplaces 2
of Stories 1
Stories 1 Story

Exterior

Exterior Stone
Exterior Features Chimney Cap(s), Extensive Hardscape, Outbuilding Apartment, Satellite Dish, Other, Porch(es), Patio, Porch-enclosed, Split Rail Fence, Concrete, Pool (In-Ground)
Lot Description Backs to Trees, Landscaping, Partly Wooded, Lot Premium, Rear Yard,

	Secluded
Roof	Architectural Shingle
Foundation	Block

School Information

District	HANOVER PUBLIC
Elementary	CLEARVIEW
Middle	HANOVER
High	HANOVER

Additional Information

Date Listed	August 18th, 2025
Days on Market	66
Zoning	RESIDENTIAL

Listing Details

Listing Office	Cummings & Co. Realtors
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Listing information last updated on October 22nd, 2025 at 5:00am EDT