

\$449,900 - 23 Highland View Ln, Gettysburg

MLS® #PAAD2020060

\$449,900

2 Bedroom, 2.00 Bathroom, 1,733 sqft
Residential on 0.25 Acres

AMBLEBROOK, Gettysburg, PA

Welcome to 23 Highland View Lane in Amblerbrook. This DRB Enthusiast model is uniquely situated in the center of two lots and was built with attention to detail. Throughout construction, the owner worked closely with the project manager and also brought in a private inspector, who noted this was one of the best-built homes he had seen in the community. Every stud was treated with a 30-year termite preventative, offering rare peace of mind not typically found in homes. Inside, the open floor plan showcases upgraded luxury vinyl plank flooring, a beautifully designed kitchen with fantasy brown granite countertops, upgraded pendant lighting, added windows in the café area, and a cozy fireplace in the great room. The primary suite is complete with an upgraded bath featuring a large soaking tub, expanded shower with upgraded doors, and tasteful finishes throughout. There is also a "flex room" that can easily adapt to your lifestyle. You could use it as a home office, craft space, guest room, or cozy reading nook. A rough-in for a utility sink was added in the laundry room, and all Whirlpool appliances include a transferable extended warranty. The HVAC system also has a transferable maintenance agreement in place. After settlement, the owners continued to enhance the home with a screened-in porch, backyard fence, and plantation shutters in the great room, bedrooms, and flex room, along with pull-down shades in the flex room. Additional upgrades



include a custom coffee bar with cabinets, granite, and mini-fridge, a water softener with a maintenance agreement, washer and dryer with warranty, utility shelving, a ceiling fan with light in the great room, and a motion detector light at the rear entry. This home offers all the benefits of new construction without the wait, paired with the vibrant 55+ lifestyle of Amblebrook. Also, because of its location, an irrigation system is in place, that you won't find in a new build! Residents enjoy an expansive clubhouse with indoor and outdoor pools, state-of-the-art fitness and wellness centers, walking trails, sports courts, a community garden, a dog park, and a full calendar of clubs, activities, and events designed to bring neighbors together. Every day here feels like a retreat.

Built in 2023

Essential Information

MLS® #	PAAD2020060
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,733
Acres	0.25
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Craftsman
Status	Active

Community Information

Address	23 Highland View Ln
Area	Straban Twp (14338)
Subdivision	AMBLEBROOK
City	Gettysburg

County	ADAMS-PA
State	PA
Municipality	STRABAN TWP
Zip Code	17325
Senior Community	Yes

Amenities

Parking	Concrete Driveway
# of Garages	2
Garages	Garage - Front Entry, Garage Door Opener, Inside Access
Has Pool	Yes
HOA Amenities	Bar/Lounge, Basketball Courts, Bike Trail, Billiard Room, Club House, Common Grounds, Community Ctr, Dog Park, Exercise Room, Fitness Center, Game Room, Jog/walk Path, Meeting Room, Party Room, Picnic Area, Pier/Dock, Pool-Indoor, Pool-Outdoor, Retirement Community, Rec Center, Shuffleboard, Swimming Pool, Tennis Courts, Volleyball Courts, Other, Art Studio

Interior

Heating	Forced Air
Cooling	Ceiling Fan(s), Central A/C
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas/Propane
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Udrgrd Lwn Sprnklr, Porch-screened, Porch(es), Wrought Iron
Roof	Architectural Shingle
Foundation	Slab

School Information

District	GETTYSBURG AREA
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	47
Zoning	RESIDENTIAL

Listing Details

Listing Office

Iron Valley Real Estate Gettysburg



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Listing information last updated on November 18th, 2025 at 7:15am EST