

# \$1,225,000 - 39 Kuhn Fording Rd, East Berlin

MLS® #PAAD2020108

**\$1,225,000**

3 Bedroom, 2.00 Bathroom, 2,260 sqft

Residential on 11.86 Acres

EAST BERLIN, East Berlin, PA

Historic Rare Pre-Revolutionary Home in Adams County, Pennsylvania! Step back in time without giving up modern comfort. Dating back to 1745, this is a true piece of American history situated on nearly 12 level acres, just minutes from Gettysburg, Hanover, York, Route 15, and Harrisburg, PA. This distinctive property has been featured on the cover of two widely distributed magazines, *Early American Life* and *Country Living*, for its rare and picturesque charm. Recognized by Historic Gettysburg-Adams County as “The Historic Spangler Farm.” The current owners have meticulously maintained this home for nearly 30 years, making every effort to preserve and uphold its historical significance. The home features authentic stone and hand-hewn log walls covered with exterior clapboard siding, original virgin chestnut & early American pine floors, exposed beams, and 3 fireplaces, all beautifully preserved. A tasteful historical color palette accents the original architectural details, including the interior plaster and beaded board walls. The house retains the original, hand-forged strap hinges, latches & lock box door hardware, as well as hand-forged nails. The first floor features a large eat-in kitchen with exposed beams, three additional rooms for dining, living, and office space, and a full bath. The 7-foot cooking fireplace features the original crane and is flanked by built-in floor-to-ceiling cupboards with their own unique features, including spoon holder holes and plate rails. On the



second floor are three bedrooms, a full bathroom, and a desired second-floor laundry room. Wide-width pumpkin pine floors bring a warm charm to the rooms. Both floors are heated with baseboard heating and cooled with a split-system air conditioning. Two of the fireplaces are wood burning. A pellet stove in the stone addition fireplace provides a cozy alternative heat. The chimneys have been repointed, and stainless-steel screens cover their tops. The entire house was painted using a solid color stain in 2023. The original embossed tin roof was coated with roof cement in 2021. The basement has an exterior entrance and stone walls. It houses the furnace, fuel oil tank, hot water heater, and built-in shelving for storage. Step outside the back door and into a private retreat, surrounded by fencing & gates w/iron straps, hinges, and closures. The brick walkways lead you through the vibrant backyard, filled with raised beds full of fragrant, blooming perennials and herbs, which provide a tranquil sanctuary. A thirty-foot wisteria arbor is a shady resting spot, with wonderful views of the pollinator-friendly garden. The 1800s-era potting shed features a gardener's potting bench and ample tool storage. In addition, the barnyard, surrounded by a split-rail fence, is currently used as a 50' x 50' vegetable garden with compost-amended, loamy soil, producing large yields of edible crops. The property features a large historic bank barn, which is registered with Historic Adams County Barn Preservation. With its original timber framing, restored original stone foundation, metal roof, and dual-level access, this property offers excellent space for horses, farm-raised beef & milk cows, chickens for fresh eggs, or other livestock. The barn is also ideal for conversion into a unique residence, wedding or event venue, gallery space, antique shop, or agritourism destination. The banked design allows for easy access on

multiple levels, providing versatility for storage, workshops, or creative redesign, as well as hobbies or future use. Two additional utility buildings enhance this farm's appeal, providing a great space for storing farm and lawn & garden equipment, all-terrain vehicles, and watercraft. Four Bay two-story finished garage with finished space above for an in-home office or studio. The largest bay offers a 220-amp service for welding/restoration work. New roof in 2022

Built in 1745

**Essential Information**

|                |                                   |
|----------------|-----------------------------------|
| MLS® #         | PAAD2020108                       |
| Price          | \$1,225,000                       |
| Bedrooms       | 3                                 |
| Bathrooms      | 2.00                              |
| Full Baths     | 2                                 |
| Square Footage | 2,260                             |
| Acres          | 11.86                             |
| Year Built     | 1745                              |
| Type           | Residential                       |
| Sub-Type       | Detached                          |
| Style          | Farmhouse/National Folk, Log Home |
| Status         | Active                            |

**Community Information**

|              |                     |
|--------------|---------------------|
| Address      | 39 Kuhn Fording Rd  |
| Area         | Reading Twp (14336) |
| Subdivision  | EAST BERLIN         |
| City         | East Berlin         |
| County       | ADAMS-PA            |
| State        | PA                  |
| Municipality | READING TWP         |
| Zip Code     | 17316               |

**Amenities**

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Attic, Built-Ins, Exposed Beams, Formal/Separate Dining Room, Stove - |
|-----------|-----------------------------------------------------------------------|

|               |                                                                              |
|---------------|------------------------------------------------------------------------------|
|               | Pellet, Water Treat System, Wood Floors                                      |
| Utilities     | Cable TV                                                                     |
| Parking       | Asphalt Driveway                                                             |
| # of Garages  | 4                                                                            |
| Garages       | Additional Storage Area, Garage - Front Entry, Garage Door Opener, Oversized |
| View          | Creek/Stream, Garden/Lawn, Trees/Woods, Panoramic                            |
| Is Waterfront | Yes                                                                          |
| Waterfront    | Creek                                                                        |

### **Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Floor Plan-Traditional                                                    |
| Appliances        | Dryer, Oven-Single, Refrigerator, Washer, Water Conditioner, Water Heater |
| Heating           | Hot Water                                                                 |
| Cooling           | Ductless/Mini-Split                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Outside Entrance, Partial                                                 |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 3                                                                         |
| Fireplaces        | Brick, Wood, Stone                                                        |
| # of Stories      | 2                                                                         |
| Stories           | 2 Story                                                                   |

### **Exterior**

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Log, Stone                                                                                                                                                                                             |
| Exterior Features | Bump-outs, Extensive Hardscape, Exterior Lighting, Sidewalks, Patio, Brick Porch, Roof Deck                                                                                                            |
| Lot Description   | Backs to Trees, Corner Lot, Fishing Available, Front Yard, Landscaping, Level, Partly Wooded, Lot Premium, Private, Rear Yard, Road Frontage, Rural, Secluded, SideYard(s), Stream/creek, Trees/Wooded |
| Foundation        | Stone                                                                                                                                                                                                  |
| Other Structures  | Barn, Garage(s), Office/Studio                                                                                                                                                                         |

### **School Information**

|            |                   |
|------------|-------------------|
| District   | BERMUDIAN SPRINGS |
| Elementary | BERMUDIAN SPRINGS |
| Middle     | BERMUDIAN SPRINGS |
| High       | BERMUDIAN SPRINGS |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 33                 |
| Zoning         | RESIDENTIAL        |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Keller Williams Keystone Realty |
|----------------|---------------------------------|



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Listing information last updated on November 19th, 2025 at 12:00am EST