

\$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
Other Structures	Cabana/Pool House

School Information

District	HANOVER PUBLIC
Elementary	CLEARVIEW
Middle	HANOVER
High	HANOVER

Additional Information

Date Listed	August 18th, 2025
Days on Market	94
Zoning	RESIDENTIAL

Listing Details

Listing Office	Cummings & Co. Realtors
----------------	-------------------------



© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Northrop Realty participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Northrop Realty . are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on November 19th, 2025 at 1:15am EST