



1240 HAMBILTONIAN WAY

YORK, PA 17404

\$524,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Nestled in the charming subdivision of The Ridings, this stunning Colonial-style home offers a perfect blend of modern comfort and classic elegance. With a major renovation completed in 2018, this residence boasts an impressive 2,699 square feet of living space, making it an ideal sanctuary for those seeking both style and functionality. Step inside to discover a warm and inviting interior, featuring a spacious open floor plan that seamlessly connects the family room and kitchen. The family room, adorned with a cozy gas fireplace, is perfect for gatherings or quiet evenings at home.

**Garage Count: 2 Car Garage,
Heating - Fuel Type: Gas,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Heating Type: Forced Air**

\$524,900



The kitchen is a chef's delight, equipped with high-efficiency appliances including a self-cleaning oven, microwave, and dishwasher (new), ensuring meal prep is a breeze. Enjoy casual dining in the breakfast area or host formal dinners in the separate dining room, complete with elegant crystal chandelier and chair railings. The home offers four generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a spa-like bathroom featuring a jetted tub and a walk-in shower. The exterior of the home is equally impressive, set on a spacious 0.52-acre lot that features beautifully landscaped front and rear yards. Enjoy outdoor living on the patio or porch, perfect for morning coffee or evening relaxation. The property also includes an oversized attached garage with ample storage space, along with a driveway that accommodates multiple vehicles. Located in a serene suburban setting, this home provides easy access to local amenities while maintaining a peaceful atmosphere. The neighborhood is known for its friendly community vibe, making it a wonderful place to call home. With energy-efficient, aluminum whapped windows and a well-maintained exterior, this property is not only beautiful but also practical.



The combination of modern updates and classic charm makes this home a rare find. Don't miss the opportunity to make this exquisite residence your own, where comfort and style await at every turn. AHS HOME WARRANTY INCLUDED!



