

\$175,000 - 999 Hilldale Rd, Holtwood

MLS® #PALA2076484

\$175,000

3 Bedroom, 2.00 Bathroom, 3,108 sqft

Residential on 1.03 Acres

NONE AVAILABLE, Holtwood, PA

RARE opportunity to purchase an entire ACRE of CLEARED LAND on a STUNNING HILLSIDE in the country!! This property is one of a kind with its hillside location, farmland views of the valley, and cleared landscape with a private tree-lined back border. If you've been looking to exchange the hustle and bustle of city life for a peaceful, rural environment where you can watch horse and buggies drive by, this is the place!!

This property features a double wide modular home which was placed on a concrete foundation back in 1987, when it was purchased new. The foundation consisted of a finished basement plus a 2-car garage. The home has been vacant for 20 years.

Possibilities exist here to explore removing and replacing the modular home with a new one, or demo and build your dream home! Any builder welcome!

Prior to Covid, the seller had gone to great lengths of working with a local builder and had extensive planning done to build a 6,000sf home on the land. Unfortunately, the post-Covid supply shortages caused prices to escalate sky- high, so plans didn't come to fruition. However, the seller is happy to share the plans from about 5 years ago, which will hopefully assist the next owner. She worked with a land engineer and developed storm water management and septic system plans. The property had been perc tested and approved for a sand mound system!! While there is an existing well and septic, the



township requires new systems be installed for both. There is existing electric service.

Built in 1987

Essential Information

MLS® #	PALA2076484
Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,108
Acres	1.03
Year Built	1987
Type	Residential
Sub-Type	Manufactured
Style	Rancher
Status	Active

Community Information

Address	999 Hilldale Rd
Area	Martic Twp (10543)
Subdivision	NONE AVAILABLE
City	Holtwood
County	LANCASTER-PA
State	PA
Municipality	MARTIC TWP
Zip Code	17532

Amenities

Utilities	Electric Available
# of Garages	2
Garages	Garage - Side Entry
View	Scenic Vista, Valley

Interior

Heating	None
Cooling	None
Has Basement	Yes

Basement	Full, Garage Access, Walkout Level
# of Stories	1
Stories	1.5 Story

Exterior

Exterior	Frame, Vinyl Siding
Lot Description	Backs to Trees, Cleared, Rural
Foundation	Concrete Perimeter
Other Structures	Gazebo, Shed

School Information

District	PENN MANOR
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Additional Information

Date Listed	September 12th, 2025
Days on Market	46
Zoning	RESIDENTIAL LOW DENSITY

Listing Details

Listing Office	Contigo Real Estate
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