



BURKENTINE
BUILDERS



Live Different.



WELCOME TO SPRINGVALE

Springvale is a community nestled with picturesque pond views in South Hanover, PA. Springvale offers affordability, spaciousness, elegance, a convenient location, and more. Springvale is truly a hidden gem, where residents will have wonderful spaces to enjoy the natural splendor of the area. Located just off PA-94 and minutes from MD-30, Springvale makes for easy commutes to virtually anywhere in South Central Pennsylvania or northern central Maryland.

SCHOOLS

- Manheim Elementary
- Emory H. Markle Intermediate
- South Western High School

DIRECTIONS

From Hanover, PA, take Rte 94 South (Baltimore Street). Travel approximately 5 miles, make a left onto Hobart Road. At church bear left, staying on Hobart Road. Proceed straight at the 4-way stop. Make a right onto Tracey Road. Springvale Community is approximately 500 feet on the right and left sides of Tracey Road.

GPS LOCATION

880 Tracey Road, Hanover, PA 17331

STYLE

Single Family Homes

SQ. FT. (APPROX)

1650+ Sq. Ft.

PROPERTY

Spacious 3+ Acre Lots

CONTACT

Phone 717/ 698-2614
Fax 717/ 630-9877

1640 Simpson Drive
Hanover, PA 17331

FOLLOW



www.burkentine.com

LIVE DIFFERENT.



Burkentine Builders - What, How & Why We Do It



Find a Realtor

Looking to move? Whether you're moving into a brand new home or an existing home, we have experienced Realtors on hand to find you your perfect home!



Community Minded

We focus on what matters. Burkentine believes in the importance of giving back to the community we live in and we proudly serve on various local organizations.



Speak with a Lender

Having a mortgage pre-approval is one of the first steps you'll need to take before buying a house. Ask our sales team for a list of our preferred lenders who will assist you with the mortgage process.



Rental Properties

Not ready to buy new or do you need a place to stay while your new custom home is being built? We have apartment units available for rent and if you're building a new home with us there won't be any early termination fees when your home is ready!



Sell Your Existing House

Our on staff real estate team will do a free evaluation of your house and we will either buy or sell your house through our House Exchange Program. We will list your house online through MLS to market and sell your house for you.



Yorktowne Settlement

Our onsite settlement company is there for you in the final steps in purchasing your new home. After settlement day, sit back, relax and enjoy your new home!



Where Do You Want to Live

We have existing homes and new construction homes throughout south central Pennsylvania and northern Maryland. Our real estate team will help you find your perfect location.



Commercial Properties

Situated along a highly traveled area, our commercial properties at Grandview Plaza on Baltimore Street are the perfect location to grow your business.

SCHOOLS

South Western School District	www.swsd.k12.pa.us	717-632-2500
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HOSPITALS

UPMC Pinnacle Hanover	www.upmcpinnacle.com/hanover	717-316-3711
UPMC Pinnacle Memorial	www.upmcpinnacle.com/memorial	717-843-8623
WellSpan Gettysburg Hospital	www.wellspan.org	717-334-2121
WellSpan York Hospital	www.wellspan.org	717-851-2345

PUBLIC SERVICES

Hanover Area Chamber of Commerce	www.hanoverchamber.com	717-637-6130
Hanover Police Department	www.hanoverboroughyorkcountypa.info	717-637-5575
Penn Township Police Department	www.penntwp.com	717-637-8751
South Western Police Department	www.swrpd.org	717-225-1333
West Manheim Township Police	www.westmanheimtwp.com	717-632-7059
York County Economic Alliance	www.ycea-pa.org	717-848-4000

UTILITIES

Advanced Disposal	www.advanceddisposal.com	800-338-8971
Columbia Gas of Pennsylvania	www.columbiagaspa.com	888-460-4332
Comcast	www.xfinity.com	800-COMCAST
Met-Ed	www.firstenergycorp.com	800-545-7741
Penn Waste	www.pennwaste.com	717-767-4456
Refuse & Recycling	www.penntwp.com	717-632-2464
Verizon	www.verizonwireless.com	800-922-0204
York Water Company	www.yorkwater.com	717-845-3601

TRANSPORTATION

Rabbit Transit	www.rabbittransit.org	717-846-5562
Harrisburg International Airport (MDT)	www.flyhia.com	717-948-3900
BWI Thurgood Marshall Airport	www.bwiairport.com	410-859-7111

ATTRACTIONS, SHOPPING & FACTORY TOURS

Downtown Inc – York	www.downtownyorkpa.com	717-849-2331
Harley-Davidson Motor Company	www.h-d.com/factorytours	717-852-6590
Main Street Hanover	www.mainstreethanover.org	717-637-6130
Martin's Snacks	www.martinssnacks.com	717-792-3565
North Hanover Mall	www.northhanovermall.com	717-632-4604
Parks & Recreation	www.yorkcountypa.gov/parks-recreation	717-840-7440
Revonah Pretzel	www.revonahpretzel.com	717-630-2883
Snyder's of Hanover	www.snydersofhanover.com	717-632-4477
The Outlet Shoppes at Gettysburg	www.theoutletshoppesatgettysburg.com	717-337-9705
Utz Quality Foods	www.utzsnacks.com	800-367-7629
West Manchester Town Center	www.westmanchestertowncenter.com	717-764-5941
York Galleria Mall	www.yorkgalleriamall.com	717-840-1322
York Revolution Professional Baseball	www.yorkrevolution.com	717-801-4487



New or Used?

New is all YOU!

Your new home should reflect your life and your style. Used is always a compromise...and always questionable (How old is that wallpaper, anyway?). When you buy a brand new Burkentine home, you always get what you want. Why settle for someone else's dream home? Before you buy used, come see us. For less than you think, you can own a gorgeous, brand-new home from Burkentine Builders.

COMPARE NEW VS. USED	NEW HOME	USED HOME
New Home Warranty	YES!	NONE.
Everything Around You Is New!	YES!	RARELY.
All New Systems - Plumbing, Heating Air Conditioning, Electrical	YES!	NO WARRANTIES. Costly inspections and repairs. Ongoing Maintenance.
Modern Architecture - Current floorplans that reflect the way you live today!	YES!	VARIES. When buying used consider the costs involved in updating items that you may want to change.
New Advanced Building Materials - Homes that are built to current codes.	YES!	VARIES.
Peace of Mind - Our new homes come with standard warranties.	YES!	MAYBE. Hidden defects are not usually uncovered until after the purchase.
Choice of Your Own Finishes - Make your own dream home.	YES!	NONE. They've been chosen for you. Why settle for someone else's taste?
Upgrades Available - One of the greatest benefits of buying new is the flexibility in choosing your own options and designs.	YES!	NO.
Energy Efficient - New homes are typically 30% more energy efficient.	YES!	MAYBE. Even if it has been retrofitted, it won't have the energy efficiency of a new home.



Six steps to preparing to buy your home

Buying a home is a great investment, let Burkentine Builders help you with the following steps. Before you start on the road to home ownership, make sure you are financially ready.

1

Check your credit score

A high credit score snags you the best deals. Wait to apply for new credit cards as well as purchasing anything major with your current cards.

2

Get pre-approved for a mortgage

Before you start house hunting, you should speak with a lender and get your financing in place. We have a list of preferred lenders that we will recommend who will be able to help you with a mortgage pre-approval.

3

Figure out how much you can afford

There are a few different loan options out there and you'll need to choose which one works best for you. Your lender will help find the best option for you.

4

Payment and closing costs

You'll need to determine which loan is correct for you. There are many options out there. Ask us about 0% down options and how to get sellers help at closing.

5

Have a budget

Building up your savings is very important. Consult with a lender to find your comfort payment. We have homes to fit every budget. We will even create a custom home for you to work with your budget.

6

We have the house you really want

Whether you're looking for a single family home, duplex or townhome, we have them all. Our floorplans are customizable to you and your family's needs and budget.



WE WILL BUY YOUR HOUSE 1-888-BUY-SELL

Out with the old - in with the new!

Are you looking to purchase a new home? Find your dream home with Burkentine Builders' House Exchange Program. Our team of experts will come do an evaluation of your current house. Afterwards, we will either purchase your house or we will provide you with the connections to help you renovate your house to ensure it will be ready to put onto the market. Deciding on the correct renovations can be tough. Work with us to help make your decisions easier on what may need to be completed, from fixing your bathroom to granite countertops.

Even if a new construction home is not what you're looking for, our team is ready to help you find an existing home on the market or even a rental property. During your move, we will make it as seamless as possible with our short term, month to month, rentals and our storage facility options.

Reach out and give us a call today!





Choose your neighbor!

Make a referral. Reward yourself.

How it works:

Refer a friend or family member to buy a new home or rent from Burkentine Builders/
Burkentine Property Management and you will receive a \$500 Visa Gift Card!



Office 717/ 633-5163 • Cell 717/ 698-2614 • www.burkentine.com