



# Live Different.

## Spring Forge

### WELCOME TO SPRING FORGE

Located in Spring Grove, PA, this community has plenty to offer. Enjoy living with a short commute to major cities in Spring Forge, a community built on wide open spaces. Spacious country living, with a modern, luxurious feel, perfectly describes this community. Spring Forge is a place where residents can enjoy the beauty of the outdoors, as well as a convenient location for commuting.

### SCHOOLS

- Spring Grove Elementary
- Spring Grove Middle School
- Spring Grove High School

### DIRECTIONS

From Hanover, take Rte 116 north heading towards Spring Grove. Turn left onto Glenview Road and then right onto Monocacy Trail. Take Monocacy Trail until you reach the Community.

### GPS LOCATION

212 Hauer Terrace, Spring Grove, PA 17354

### STYLE

Single Family Homes

### SQ. FT. (APPROX)

1800+ Sq. Ft.

### PROPERTY

Spacious 1/2+ Acre Lots

### PRICE

From the upper \$300,000s

### CONTACT

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

1640 Simpson Drive  
Hanover, PA 17331

### FOLLOW



**SCHOOLS**

Conewago Valley School District	<a href="http://www.conewago.k12.pa.us">www.conewago.k12.pa.us</a>	717-624-2157
South Western School District	<a href="http://www.swsd.k12.pa.us">www.swsd.k12.pa.us</a>	717-632-2500
Spring Grove School District	<a href="http://www.sgasd.org">www.sgasd.org</a>	717-225-4731

**HOSPITALS**

UPMC Pinnacle Hanover	<a href="http://www.upmcpinnacle.com/hanover">www.upmcpinnacle.com/hanover</a>	717-316-3711
UPMC Pinnacle Memorial	<a href="http://www.upmcpinnacle.com/memorial">www.upmcpinnacle.com/memorial</a>	717-843-8623
WellSpan Gettysburg Hospital	<a href="http://www.wellspan.org">www.wellspan.org</a>	717-334-2121
WellSpan York Hospital	<a href="http://www.wellspan.org">www.wellspan.org</a>	717-851-2345

**PUBLIC SERVICES**

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

**UTILITIES**

Adams Electric	<a href="http://www.adamselectric.coop">www.adamselectric.coop</a>	888-232-6732
Advanced Disposal	<a href="http://www.advanceddisposal.com">www.advanceddisposal.com</a>	800-338-8971
Columbia Gas of Pennsylvania	<a href="http://www.columbiagaspa.com">www.columbiagaspa.com</a>	888-460-4332
Comcast	<a href="http://www.xfinity.com">www.xfinity.com</a>	800-COMCAST
Conewago Township Services	<a href="http://www.conewagotwp.org">www.conewagotwp.org</a>	717-637-0411
Hanover Water Company	<a href="http://www.hanoverboroughyorkcountypa.info">www.hanoverboroughyorkcountypa.info</a>	717-637-3877
Met-Ed	<a href="http://www.firstenergycorp.com">www.firstenergycorp.com</a>	800-545-7741
Penn Waste	<a href="http://www.pennwaste.com">www.pennwaste.com</a>	717-767-4456
Refuse & Recycling	<a href="http://www.penntwp.com">www.penntwp.com</a>	717-632-2464
Verizon	<a href="http://www.verizonwireless.com">www.verizonwireless.com</a>	800-922-0204
York Water Company	<a href="http://www.yorkwater.com">www.yorkwater.com</a>	717-845-3601

**TRANSPORTATION**

Rabbit Transit	<a href="http://www.rabbittransit.org">www.rabbittransit.org</a>	717-846-5562
Harrisburg International Airport (MDT)	<a href="http://www.flyhia.com">www.flyhia.com</a>	717-948-3900
BWI Thurgood Marshall Airport	<a href="http://www.bwiairport.com">www.bwiairport.com</a>	410-859-7111

**ATTRACTIONS, SHOPPING & FACTORY TOURS**

Downtown Inc – York	<a href="http://www.downtownyorkpa.com">www.downtownyorkpa.com</a>	717-849-2331
Harley-Davidson Motor Company	<a href="http://www.h-d.com/factorytours">www.h-d.com/factorytours</a>	717-852-6590
Main Street Hanover	<a href="http://www.mainstreethanover.org">www.mainstreethanover.org</a>	717-637-6130
Martin's Snacks	<a href="http://www.martinssnacks.com">www.martinssnacks.com</a>	717-792-3565
North Hanover Mall	<a href="http://www.northhanovermall.com">www.northhanovermall.com</a>	717-632-4604
Parks & Recreation	<a href="http://www.yorkcountypa.gov/parks-recreation">www.yorkcountypa.gov/parks-recreation</a>	717-840-7440
Revonah Pretzel	<a href="http://www.revonahpretzel.com">www.revonahpretzel.com</a>	717-630-2883
Snyder's of Hanover	<a href="http://www.snydersofhanover.com">www.snydersofhanover.com</a>	717-632-4477
The Outlet Shoppes at Gettysburg	<a href="http://www.theoutletshoppesatgettysburg.com">www.theoutletshoppesatgettysburg.com</a>	717-337-9705
Utz Quality Foods	<a href="http://www.utzsnacks.com">www.utzsnacks.com</a>	800-367-7629
West Manchester Town Center	<a href="http://www.westmanchestertowncenter.com">www.westmanchestertowncenter.com</a>	717-764-5941
York Galleria Mall	<a href="http://www.yorkgalleriamall.com">www.yorkgalleriamall.com</a>	717-840-1322
York Revolution Professional Baseball	<a href="http://www.yorkrevolution.com">www.yorkrevolution.com</a>	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	<b>YES!</b>	NONE.
Everything Around You Is New!	<b>YES!</b>	RARELY.
All New Systems - Plumbing, Heating Air Conditioning, Electrical	<b>YES!</b>	NO WARRANTIES. Costly inspections and repairs. Ongoing Maintenance.
Modern Architecture - Current floorplans that reflect the way you live today!	<b>YES!</b>	VARIABLES. 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.	<b>YES!</b>	VARIABLES.
Peace of Mind - Our new homes come with standard warranties.	<b>YES!</b>	MAYBE. Hidden defects are not usually uncovered until after the purchase.
Choice of Your Own Finishes - Make your own dream home.	<b>YES!</b>	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.	<b>YES!</b>	NO.
Energy Efficient - New homes are typically 30% more energy efficient.	<b>YES!</b>	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.



## ***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](http://www.burkentine.com)