



**BURKENTINE**  
BUILDERS



# Live Different.



## WELCOME TO PAHAGACO HILLS

Nestled in the hills of Spring Grove you will find this quaint community. Pahagaco Hills boasts convenient access to nearby Hanover, York, Harrisburg and Maryland. If you are looking for a space to call home with outstanding views & spacious lots, this is the place for you.

## SCHOOLS

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

## DIRECTIONS

From Hanover, take Rte 116 through Spring Grove. Make a left onto Roth's Church Road, and a second left onto Pahagaco. When you reach Deborah Drive, take a right.

## GPS LOCATION

6010 Deborah Drive, Spring Grove, PA 17362

### STYLE

Single Family Homes

### SQ. FT. (APPROX)

1700+ Sq. Ft.

### PROPERTY

Beautiful 1/4+ Acre Lots

### PRICE

From the mid \$200,000s

## CONTACT

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

1640 Simpson Drive  
Hanover, PA 17331

## FOLLOW



[www.burkentine.com](http://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!



### **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.



### **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.



### **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.



### **New Custom Homes**

We are the area's only custom home builder! We build townhomes, duplexes and single family homes. Choose one of our lots in one of our communities, or build on your own lot offsite. Our certified land specialists will do an evaluation of your land before building.



### **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.



### **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!



### **Hanover Mini Storage**

Store your belongings in our storage units while your new home is being built. Our facility is equipped with top of the line security cameras and gated entrance with individual access codes for 24/7 access.



### **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!



### **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**

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>	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.	<b>YES!</b>	VARIES.
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.



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