

\$990,000 - 502 Celebration Hill Rd, Biglerville

MLS® #PAAD2020406

\$990,000

9 Bedroom, 4.50 Bathroom, 3,616 sqft
Residential on 8.52 Acres

NONE, RURAL, Biglerville, PA

In the hush of Biglerville's apple country, 502 Celebration Hill is more than a property—it's its own little world. From the sweeping view of the main house bedrooms, blossoming orchards wrap the horizon, mornings start with mist over the koi-stocked pond. The water's calm surface mirrors the blue sky and reflects the lush trees. The home's tranquil pond anchors the landscape like a natural stage with the hanging branches of the weeping willow hypnotically swaying gently in time with fruit tree blossom scented breezes. A spot near the water is the perfect setting for quiet mornings with coffee, golden-hour photos, and for gathering by the fire-pit. The sweeping, flat lawn feels purpose-built for gatherings, micro-weddings, milestone parties, weekend retreats, long tables, field games, golden-hour photos, or the biggest family reunion you've ever hosted. Although the land and amenities are insta worthy, flexibility is the real game changer here. With two separate residences, you can go multi-generational, house-hack, keep guest/caretaker quarters, or lean into nightly rental/retreat ideas, events and weddings; this home and land can flex to fit almost any need you can imagine. Stepping inside the main home feels instantly welcoming. The side entrance leads into the eat-in kitchen, which adjoins the dining area for easy everyday flow, The living room, anchored by a gas fireplace and carved mantle, are both movie-night cozy, as well as



entertaining and holiday hosting ready. With two sun-splashed, flex spaces that could be used as a playroom, plant room, mudroom, or work-from-home nook. The main level also features a bedroom and full bath. The bathroom has been updated and features a giant step-in shower with rainfall waterhead and jets to get those tough to reach spots. The laundry is located in the 1st floor bathroom, saving countless trips down the stairs to switch the laundry. A short stroll up the carpeted stairs lead you to 4 comfortable bedrooms of ample size with feature freshly installed carpet and neutral finishes that make move-in and personalization simple. One of the bedrooms is a wood lover's dream, an ideal spot for an outdoorsman to organize and display their wares. The updated 2nd bathroom is right out of the pages of BH&G. The soaking tub is the centerpiece to this tranquil refuge, add a few candles and some soft music and you may forget about all the cares of the world. If you want some more space than the 5 bedrooms and 2 baths provide, then the walk-up attic offers future expansion potential. It would make an amazing gaming area or lounge with room left over for a reading nook with shelves! In the basement, there is more than just cobwebs and old boxes. The seller created an office/work space that was used for a home business and could be any number of uses, a huge canning area, a cook's dream pantry, a storage and display place for the Beanie Baby collection,

Just a few steps away from the main home is a modern-rustic second residence that blends warmth and function. Step inside to a bright great room and an updated kitchen finished with rich wood cabinetry, tile backsplash, stainless appliances, and a plank-ceiling that feels custom. Open a window in any one of the 4 bedrooms or 2 baths and you'll catch that apple-sweet breeze drifting in from the surrounding rows.

Finally, there's the homestead heartbeat. The fenced paddocks and stable/run-in are ready for an easy chorus of hoofbeats and happy clucks. Picture chickens scratching under the apple trees, ducks or swans tracing ripples on the pond, and that gentle, comic parade of goats (the sellers had a herd here) sampling every blackberry cane in sight. Pasture lines, water, and shelter make an inviting home for horses, donkeys, a couple of dairy or mini cattle, alpacas, or llamas—choose your mix and let the place teach you its rhythm

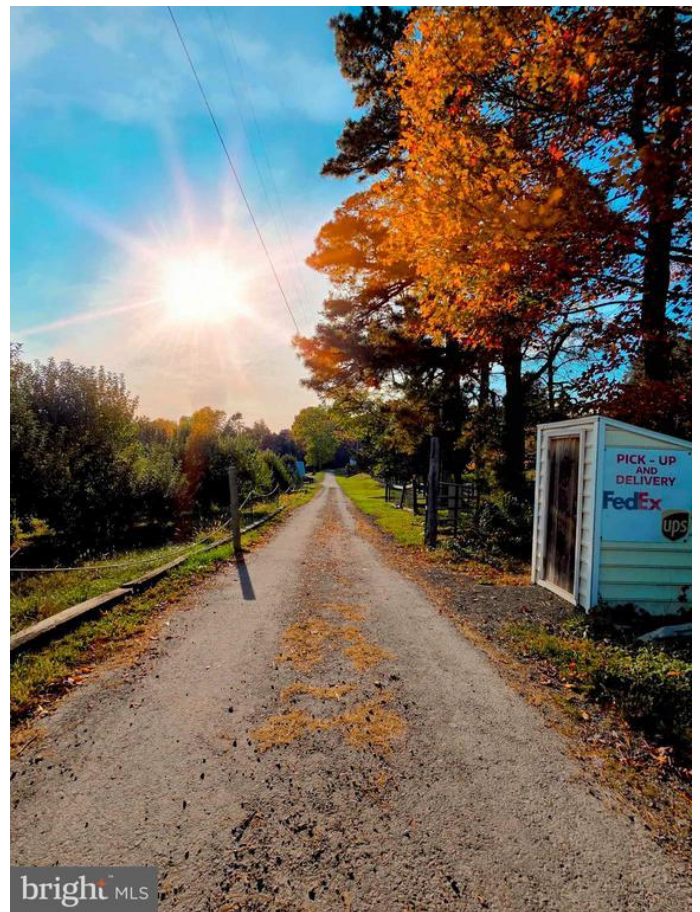
Built in 1920

Essential Information

MLS® #	PAAD2020406
Price	\$990,000
Bedrooms	9
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,616
Acres	8.52
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Farmhouse/National Folk
Status	Active

Community Information

Address	502 Celebration Hill Rd
Area	Menallen Twp (14329)
Subdivision	NONE, RURAL
City	Biglerville
County	ADAMS-PA
State	PA
Municipality	MENALLEN TWP
Zip Code	17307



Amenities

Amenities	Attic, Soaking Tub, Stall Shower, Tub Shower, Bathroom - Walk-In Shower, Carpet, CeilingFan(s), Entry Lvl BR, Wood Floors
# of Garages	7
Garages	Additional Storage Area
View	Garden/Lawn, Pasture, Trees/Woods

Interior

Interior Features	Floor Plan-Traditional
Appliances	Dishwasher, Stove, Built-In Microwave
Heating	Forced Air
Cooling	Central A/C
Has Basement	Yes
Basement	Full, Interior Access, Partially Finished
# of Stories	2
Stories	2.5 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Outbuilding Apartment, Patio, Wood Fence
Lot Description	Backs to Trees, Pond
Foundation	Block
Other Structures	2nd House, Barn/Stable

School Information

District	UPPER ADAMS
High	BIGLERVILLE

Additional Information

Date Listed	November 1st, 2025
Days on Market	18
Zoning	RESIDENTIAL

Listing Details

Listing Office	RE/MAX 1st Advantage
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Listing information last updated on November 18th, 2025 at 9:46am EST