



1670 Commission

Wibymarch Drive | Chambersburg, PA 17202

3 Bedrooms | 3.5 Baths | 3 Car Garage | 2,500+ square feet | 1.3 acre homesite

1670 Commission is a truly custom designed and built home in 2020. Nestled on a partially wooded lot, just minutes from Downtown Chambersburg, escape to your dream home every day! Single level living raised rancher with full walkout basement (UF) is perfect for families in all stages in life.

INTERIOR

- Custom cabinetry and quartz countertops in Kitchen & Baths
- Coretec LVP Flooring
- GE matte Kitchen appliances
- GE smart Washer & Dryer
- Fireplace in Great Room with built-ins
- Holiday receptacle lighting (single switch)
- 9+ ceilings min (including basement) with vaulted & tray ceilings with LED recessed lighting
- Primary Suite with dual walk in shower, whirlpool tub with waterfall feature, private water closet, dual vanities with custom cabinetry, walk in closet & more!
- GARAGE: Oversized 3-car garage with polished & sealed floors
- BASEMENT: Full, unfinished walkout features private patio with pre-plumbed LP line for grill and rough ins for bath & bar
- Utility area features full concrete "buunker" area perfect for safe room or other needs

EXTERIOR

- Wrap around front & side porch
- Patio LP gas connectors for grills
- Stone Fireplace LP
- Sunken Hot Tub
- Fenced backyard with puppy pickets

UTILITIES

- Geothermal heating and cooling (3 zones)
- Echo-Flo septic system
- Audio / Video 8-zone system indoors & out with wall mounted pads or Lync app
- Starlink Dish / Direct TV dish
- 60 psi constant water pressure (digitally reg)
- Indoor & Outdoor 104" oversized ceiling fans
- Mounted TVs throughout (8 total)
- Anderson windows & doors
- Blown-in insulation
- Ring doorbell

LIGHTING:

- 400 amp service with surge protection
- LED lighting used throughout
- USB outlets throughout
- Exterior spot lighting on all sides
- Auto lighting in closets



THE

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