



Middletown Holiday Home Tour

Homeowner Guidelines

2025



The Middletown Holiday Home Tour has been a Middletown tradition for over 20 years. 100% of Tour proceeds directly benefit the Middletown Area Blue Raiders Foundation's IEP Scholarship Program. The Home Tour will be held on December 13th from 12:00 p.m. until 8:00 p.m. We typically expect 50 to 100 guests. If you choose to participate you may show as much or as little of your home as you please.

Guests are reminded of the following on their Ticket:

- Guests may be asked to remove shoes prior to entering the tour home.
- No pets or smoking will be allowed inside tour homes.
- Accident disclaimer on the Tour program.
- The Tour will be held regardless of the weather.
- Some homes may not be handicapped accessible.

We will need a picture of your home for the Tour program. If you have a great picture of the outside of your home (maybe even decorated for the holidays) please send it to me or I can scan a photo for you if you have one that you love but is not digital. We will also need a brief write-up for your home to include in the program. We would be happy to help you with this, just let us know. It would be great if we could have all of this on or before November 20, 2025.

During the tour, some homeowners like to lead their tour guests in groups, others simply allow guests to leisurely stroll through the home and are available to answer questions. This is up to you. If you are showing your second floor, you may want to have a friend or relative stationed there to help direct guests.

In the past, some home owners have offered light refreshments such as mulled cider, egg nog, hot chocolate, coffee, cookies and candies, etc. This is totally optional! You may have holiday music playing or maybe you have a musician friend to help provide live music. Use your imagination and have fun with it! Show off your collections. They do not have to be holiday specific items. In the past, homeowners have featured the following: train displays, antique wood working tool collection, handmade miniature figurine displays, Hess truck collection, Penn State collection, personal hobbies and crafts, etc. If you have restored or remodeled your home, display before and after pictures. This is also something people love to see.

Stacey Miller, local area artist and art teacher in the Middletown Area School District, will be creating a watercolor painting of all tour homes. If you like, you may display the painting in your home during the tour. You will also have the opportunity to purchase the painting from Stacey. **This is optional.**



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On Friday, December 12th, we will hold a pre-tour for all the homeowners and their helpers. This will allow everyone to enjoy each other's homes and serves as a dry run. We will meet at the Event Place, downtown Middletown, 11 S. Union St., at 6:30 pm and travel to each home as shown on the tour route. (TBD)

Tour tickets go on sale the day of the Tour at the Event Place. If you are a Facebook user please join our group page, **Middletown Holiday Home Tour**. Like and share any posting you get from the page with your Facebook friends. This helps get the word out regarding the tour. We also have a Web Page which always contains current Tour information:

www.MiddletownHolidayHomeTour.com

We greatly appreciate you sharing your home and time helping us keep this event a Middletown Holiday Tradition and helping two special needs students, graduating from the Middletown School District in 2026, to continue their education. If you have any questions or concerns at any time, please don't hesitate to contact us!

Warm Regards,
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Middletown Holiday Home Tour Planning Committee

Carole Shanaman – Chairperson/Coordinator
Anne Einhorn, Pearl Sweger, Brenda Klocko, Kathy Stedman, Linda Carpen,
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