

WHERE TO LIVE



Photo by Scott Butcher

York County is one of the largest counties in Pennsylvania. Spanning over 900 square miles, it can be divided into distinct geographic, economic and historic areas. There is an array of experiences that await you in York County. Rural farmland, quiet country charm, the hustle and bustle of city living — all available within one county! Relocating can be a difficult process — and one of the most important steps is finding a town that is reflective of your personality and your needs for the future. As you read about the many towns that dot the county's landscape, know that these descriptions only scratch the surface. You are bound to find the perfect place to live within York County's borders.

Because of York County's size, finding your way can be a little confusing when you first start looking for a home. To assist you in your initial navigation throughout the county, please refer to our color-coded regional map on page 11. The color-coded sections on the map correspond to the descriptions below.

Central York

Estimated Population: 235,000+
 Area Schools: Central York, Eastern, Red Lion, Spring Grove, West York, York City, York Suburban
 Major Towns: City of York, Hallam, North York, Spring Grove, West York, Wrightsville

Central York encompasses the mid-section of York County and boasts several suburban municipalities gathered around York City, the "crown jewel" of the area. Hallam Borough, much like all of Pennsylvania, was originally Iroquois land. It was renamed Hallam after Hallamshire in England and was incorporated in 1908. Today, Hallam maintains its "small town" feel. There is a focus on community in Hallam — and residents often gather for carnivals and city-wide celebrations. Nearby Spring Grove was first plotted by a surveyor in 1747. Its growth has been constant for over 250 years. Spring Grove is known as a manufacturing town. Initially, its primary output was iron. Eventually the iron production gave way to tree harvesting and the birth of the paper mill. Spring Grove is still known for its paper production. The hard-working town knows how to play hard too. It has a full-time recreation director and a large variety of recreation activities for residents of all ages.

If you want to live in a town rich in history, Wrightsville is a place worth exploring! There is a plaque in a nearby state park that boldly states that Wrightsville was George Washington's first choice for our new nation's capital city. History tells us, that in fact, Wrightsville missed out by just one vote. The town was also home to a pivotal time during the Civil War. The failure of the Confederacy to take Wrightsville helped the Union to persevere and build strength for future battles. Today, Wrightsville is proud of its history, but embraces its

future. The town's motto, "Small Town, Big Ideas" demonstrates its ability to combine a small town feel, historic roots and new, forward-thinking changes to create a truly unique and wonderful place to live.

The largest city in York County, the City of York, was founded in 1741 and became Pennsylvania's first major settlement west of the Susquehanna River. Its 23 parcels were laid out in grid formation, similar to the design of Philadelphia. Today, the City of York has grown into a vibrant downtown, which contains one of the largest urban historic districts in the state, and has a preserved heritage with a wide variety of architectural influences. York is revolutionary in its own right — from the Revolutionary War, the occupation of the confederate army to the industrial revolution many years later. Today, York offers an authentic "Revolutionary York Experience" through the Heritage Trust's Living History programs or by visiting any of their historic museums and sites. The City even offers a revolution of the mind through its thriving arts, culture, and even crafts where you can learn, admire or purchase art of any scale. Even the retail offerings are unique as compared to other downtowns. It is no surprise as to why so many people are moving to the City of York; it is more appealing to both private and commercial residents than ever before.

Over \$100 million is being spent on new development in York City. Just next to the York Revolution's Ball Park, Sovereign Bank Stadium, is the current redevelopment of the York Auto Parks Building. The previously unused space will be an eco-friendly, green building home to 35 high-end residential rental units. From lofts to townhouses, these units will be some of the best rental units that York City has to offer. More rental units are in the works for the near future.

The excitement of the downtown City of York, the history-rich Wrightsville, small-town Hallam and industry-rich Spring Grove are just four examples of the wonderful places to live within Central York County.

Hanover Area

Estimated Population: 60,000+
 Area Schools: Hanover, South Western, Spring Grove
 Major Towns: Abbottstown, Hanover, Jefferson, New Oxford

York County's second largest "town" is Hanover Borough, located on the southeastern border of Adams County and only 15 miles east of Gettysburg. Known as the "Snack Food Capital of the World," Hanover has a personality all its own with history at its core. Older buildings are being renovated while new construction projects are a testament to a solid economy. In the late 1700s, Hanover quickly became one of the principle towns in the region. Agriculture and manufacturing flourished due to the town's easy access to international markets through Baltimore's seaport. Still a leader in agriculture, the area is home to Hanover Shoe Farms, the world's largest standard-bred horse breeder. The characteristic yellow barns of the Shoe Farms dot the countryside throughout the area. Hanover claims another distinction. It is home to nearly a dozen pretzel and potato chip makers, including well-known companies such as Utz Potato Chips and Snyder's of Hanover.

The town's heritage is rooted in Pennsylvania Dutch culture. Although commonly mistaken to be synonymous with the Amish, it is actually a reference to the adopted culture of early German immigrants, Pennsylvania Deutsche. The strong work ethic, industriousness and craftsmanship of their way of life are still present in residents today. Hanover's self-sustaining community includes top-notch schools, nationally recognized hospital care, entertainment offerings and its own chamber of commerce. Recent developments within the community have included a revitalization of the No. 5 Hanover Shoe Building which now houses seniors. The Guthrie Memorial Library of Hanover also underwent renovations and an expansion to include a new computer lab, conference room and a children's library. On the northern end of the Hanover area is New Oxford, a quaint town is also being revitalized thanks to

continued

YOUNG IN YORK

Coming of Age in York County

Will Clark grew up in nearby Lancaster County, but he's been a resident of the City of York for over nine years now. Although he left Pennsylvania to attend the University of Maryland, he was always fairly confident that he would end up living in his home state after college. His job search brought him to York in 2000, and it fit him perfectly.



Once Will made the decision to stay within city limits, he began looking for what he thought was going to be an investment property. He found that the real estate in York was more affordable than other nearby cities and before long closed on a 2,200 square foot row home. His new "bachelor pad" was just minutes from his office, enabling him to ride his bike to work every day. The row home was divided into two apartments, so Will lived in one while he rented out the other.

A few years later, Will met and married his wife, Nicole, who moved into the row home apartment with him. As the Clarks thought about expanding their family, they looked into single family homes throughout York County. Ultimately, they chose to stay in their familiar row home. After a complete remodeling it was converted into a single family home. Earlier this year, the Clark family expanded once again when they welcomed a daughter.

Will and his family are still living happily in the City of York and the "investment property" row home has become the Clark Family residence. The Clarks love the character of their home — a home that has grown with them over the past few years. They have three off-street parking spaces and a backyard, features that are more important now than they have been in the past. The convenience of close parking is magnified with an infant, and their daughter will take advantage of the yard for years to come. Will says that it is the perfect size — big enough to have room to play outside and small enough to keep maintenance time to a minimum. When they have a sitter, they can still enjoy all the benefits of city living like they have in the past. There are six restaurants within walking distance!

Nine years later, Will loves the diversity of city living. According to Will, York is a place that can be whatever you want it to be. There is entertainment for the young and the young at heart — it is a big enough city to keep you interested but small enough to be close knit. Everything you need is within an easy walk or a drive. The City of York is unique in that it can grow with you — everyone can find a happy home within its borders. Recent college graduates, newlyweds, families and retirees can all make this city their home. Will has already seen several stages of living in York, and he has no plans to leave any time soon.

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RETIRED IN YORK

Making the Most of Your Time and Money

For Fireman Bill Purcell and his wife Marge, a move to York County was a matter of faith. Both native 'Baltimoreans', the Purcells previously enjoyed their 1800 square foot townhouse in Perry Hall. However, as Bill's retirement got closer to being a reality, the couple looked for ways to maximize his future pension. The Purcells were at a crossroads — they had a lot to keep them in the Baltimore area, but they needed to find a home that would provide them with a comfortable lifestyle throughout their retirement.

As they began their search, the couple faced three major obstacles: their family, their medical practitioners and their home.

Both Marge and Bill had elderly parents living in Baltimore. They wanted to be close enough to be able to take their parents to doctor appointments and monitor their care. Bill and Marge did not want to start over from scratch — they wanted to stay with the physicians that knew their medical histories.

Fortunately for the Purcells, the answer was not far from their front door step. Bill says that the Lord was definitely prompting them to go, but it took a lot of prayers before they knew where they were supposed to be. A fellow retired Baltimore County firefighter had recently moved up to York County and had invited the Purcells up for several visits. As it turns out, York County was the answer to their prayers.

Bill Purcell retired from the Fire Department in January 2005. Recent renovations helped their townhouse sell quickly and for a good price. The Purcells wanted to stay out of debt and mortgage free — and they were able to do so by making the move to York County. In January 2006 they said goodbye to their townhouse and moved to a new, custom-built home in York. Their new home is about the same square footage as their old townhouse, with the added bonus of a two-car garage and a yard.

In addition to loving their new home, the Purcells have fallen in love with the area around them. Bill and Marge say there is nothing as beautiful as the Pennsylvania countryside. The lower cost of living and state income tax laws allow them to do more with Bill's pension — and they are living it up! Hiking, biking, mini-golf, photography and of course, outlet shopping — they are doing it all! They have become heavily involved with a nearby church community — which has opened the doors to many friendships. Through their move to York County, the Purcells have found a second family through Grace Fellowship Church that is unlike anything they have ever experienced before.



efforts from individual entrepreneurs and the New Oxford Chamber of Commerce. Residents can soon look forward to additional improvements that would result from a new Community Revitalization Committee and a Historical Preservation Committee.

Southern York County

Estimated Population: 53,000+

Area Schools: Dallastown, Red Lion, South Eastern, Southern

Major Towns: Delta, Glen Rock, New Freedom, Shrewsbury, Stewartstown

Rural Southern York County has experienced a population boom in recent years, in part due to an influx of residents who work in Baltimore and northern Maryland, but prefer the quality of life available in York County. The area's small towns have a "yesteryear" charm; complete with Victorian-era row homes along quaint main streets. Despite the area's dramatic increase in population and new home development, it still has the highest percentage of undeveloped and agricultural land in the county. Strict zoning laws and planning regulations have mandated that this percentage remain high, promising to preserve its natural resources for generations to come. This agricultural heritage is evident in the number of farm markets and their selection of fresh produce. Its dedication to natural preservation also makes Southern York County a great outdoor recreational destination. The popular Heritage Rail Trail County Park, converted from a retired railroad line, is a 21-mile long park and provides an ideal setting for a relaxing walk or bike ride. To the south, the trail joins with Maryland's North-Central Rail Trail, which continues for another 20 miles, stopping just north of Baltimore. Southern York is also home to a number of county parks, which are popular destinations for fishing, boating, hiking and camping. Many residents within this area work either in Baltimore or to the north in York or Harrisburg. As a result, the area is considered a bedroom community and is adjusting as more residents move in. Services continue to grow and are needed as well as volunteers in all sectors.

Northern York County

Estimated Population: 52,000

Area Schools: Dover, Northeastern, Northern, West Shore

Major Towns: Dillsburg, Dover, Lewisberry, Manchester, Mt. Wolf

The region encompassing the northern part of York County is heavily influenced by the State Capital. Many neighborhoods serve as bedroom communities for people who work in Harrisburg or the West Shore (local lingo for the Harrisburg suburbs west of the Susquehanna River). Semi-rural Lewisberry is one of the most affluent areas in central Pennsylvania, as measured by average disposable income. Other parts of Northern York County remain rural — home to wooded hills and fertile valleys. As in Southern York County, these undeveloped lands offer opportunities for outdoor recreation. Gifford Pinchot State Park includes 340-acre Pinchot Lake, a popular destination for sailing, fishing and swimming. Ski Roundtop is one of the largest downhill skiing facilities in the area with sixteen slopes and ten lifts. Northern York County is also steeped in history. Lewisberry and Dillsburg were among the first boroughs established in the county.

Historic sites in the area include the Friends Meeting House, which dates from 1769, and the Codorus Furnace, which manufactured ammunition for the colonies during the American Revolution.

For more information on any of the townships or boroughs within York County, please contact the township or borough directly. Contact information is available online, in alphabetical order, for all of the townships and boroughs within the County.

Transportation

With over 3,400 miles of roads, major interstates, two Class I railroads and easy access to commercial airports and seaports, York County has an extensive transportation network, facilitating travel and fueling trade. It has a solid transportation infrastructure, but is always looking to improve options available to its residents. To meet the growing transportation needs, rabbittransit, York County's public transportation system, has developed several commuter-based programs, such as rabbitEXPRESS — a luxury bus service between York and Harrisburg and now also to Hunt Valley, Maryland where you can grab the MTA Light Rail system. Riders can relax in the luxury of reclining seats and satellite television. There are also van-pool options for sharing long-distance commutes for 7-15 people. This is a turn-key program including transportation, insurance and maintenance. •

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HOUSING IN YORK



Photo by Scott Butcher

For over a decade, York County has been a great location to build a home. You can build a larger house on more property for less money than you would in surrounding metropolitan areas. York County remained insulated while the rest of the country experienced an out-of-control housing boom. Now, as the rest of the country is trying to stabilize, York is growing. The economic shift of the past few years has allowed York County to expand housing options. Everyone can find a home in York — if you want to rent, buy for the first time or build your dream house — York County has something for you!

Short-Term Housing

Moving can be a long and arduous process. Sometimes, the amount of “things” to be done can be staggering and seemingly insurmountable. Trying to find the perfect home on a fixed deadline only adds to that stress. Fortunately, York County is home to a large variety of short-term housing options including: extended stay properties, privately-held apartments, apartment communities, rental options and single family homes rentals.

Regardless of where you want to live in York County, you will be able to find something to suit your needs. Many apartment complexes offer units with

different amenities so that you can truly customize your living space. There are apartment complexes that have created a luxurious living style — without breaking your bank — such as Powder Mill Apartments and Springettsbury Apartments. Southern Management offers multiple units and a wide spectrum of housing from apartments to homes, giving you additional options. There are also over 100 professional real estate ownership entities that own two or more individual units in York County as well. For assistance with your short-term needs, be sure to use the free **Relocationlink Relocation Service®** for the matching of your needs to available inventory — call today.

Renting is also a good option if you are looking to eventually purchase or build a home, yet are not quite ready to make a longer commitment. Building a home can take time and your relocation might need to occur before closing. Finding a home is a big decision — and is one that you cannot rush into just because you start a new job in two weeks. Renting a living space can help take some of the stress out of your move. While options may seem difficult to find, there are more options than you think and creativity is sometimes the solution to get you through. Short term rentals come in many forms — corporate housing, apartment rentals and home rentals. There are even a large number of commercial rental properties available in York County for business owners looking to relocate.

Corporate Housing and Extended Stay hotels are also available in York County.

Corporate Housing is typically a fully-furnished apartment or studio style unit within a complex. Extended Stay hotels combine the comforts of home with the convenience of a hotel. You can expect to find full kitchens in every unit with complimentary hotel cleaning service every morning and full use of common and recreation areas. Extended Stay hotels are equipped for stays of any duration and often include a complimentary breakfast and even dinners.

Regardless of your needs — York County has such a large variety of short-term housing options and rental properties that you will be sure to find something to call home — even if it is just for a short time!

Buying a Home

According to the Realtors Association of York & Adams Counties (RAYAC), the value of a home in York is a great investment — now more than ever! It is the perfect time to find and buy your home or even investment property in York. In a statement released March 11, 2010, prices for York County homes are trending upwards (up nearly 1% from 2009) and more homes are being sold. Not only will you find your dream home in York County — it will be an investment for your future!

York features a large selection of home styles ensuring that you will find a house that you love to come home to: old farmhouses, new condos, 19th Century Victorian-style mansions, quaint row homes, modern structures, rehabilitated warehouses and more! First time buyers can take advantage of many incentives and programs as well as the low cost of living and relatively low tax burden. Homebuyers from outside of York will find that the equity they built and bring in from the sale of their previous house will take them a lot farther and give them more home here.

One of the major benefits of York County is its close proximity to other major markets. If you are looking to escape to a lower cost of living with a higher quality of life, York County welcomes you with open arms! York is conveniently close to many metropolitan areas, allowing its residents to commute outside its borders.

Building a House

If you are hoping to build your dream home, you will find that new home communities and custom build opportunities are plentiful in York County. Open parcels of land are abundant throughout the countryside; simply pick your builder, location and acreage and you are ready to begin building the home of your dreams! There are several pre-developed housing communities located and active throughout York County, giving you the option for a new home and new neighbors — all looking to make new friends. Many builders, such as Ryan Homes, S&A Homes and Reistville Builders, offer several communities in nearly every corner of York County.

Building a house is a huge project — but it is an easier and less daunting task in York County. The York County Builders Association provides a strict code of ethics for its members and is dedicated to

YORK COUNTY TOWNSHIPS WITH THE MOST NEW RESIDENTIAL CONSTRUCTION (2007)						
Municipality (Township)	Single Home	Mobile Modular	Duplex	Townhome/Condo	Apartment	Total Dwelling Units
Jackson	133	11	0	102	0	246
Dover	122	27	8	46	0	203
Windsor	78	6	10	62	0	156
York	53	0	10	65	0	128
Conewago	78	1	0	12	0	91
Manchester	77	0	0	6	0	83
East Manchester	65	8	0	0	0	73
West Manheim	61	0	0	12	0	73

Source: York County Planning Commission

For more information on township listings, visit www.relocationlink.com

promoting quality workmanship and assisting consumers should they run into a problem with a member of the association. Within a year of completion, you can contact the association with your concerns. The Contractor Assurance Program (CAP) was developed to provide resolution assistance to those that contract with members of the association.

Retirement

The abundance of housing options, variety of cultural and recreational diversions, high quality of life, and easy access to nearby metropolitan areas are just a few of the reasons that make York County a great place to retire. Both the Commonwealth of Pennsylvania and County of York offer a

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**RAYAC MLS STATISTICS BY SCHOOL DISTRICT
2008-2009 (January 1, 2009 through May 31, 2009) COMPARISON**

School District	2009 Number Sold	2009 Median Sale Price	2008 Number Sold	2008 Median Sale Price
Central	136	\$159,900	180	\$180,000
Dallastown	160	\$175,000	162	\$185,000
Dover	63	\$147,775	107	\$167,500
Eastern	55	\$140,000	60	\$144,500
Hanover	49	\$135,000	72	\$138,200
Northeastern	95	\$155,000	118	\$168,200
Northern	39	\$195,000	28	\$177,250
Red Lion	108	\$165,400	137	\$170,000
South Eastern	40	\$195,000	50	\$207,925
South Western	72	\$185,000	111	\$189,900
Southern	50	\$221,950	49	\$227,300
Spring Grove	84	\$177,950	72	\$184,950
West Shore	40	\$174,000	50	\$179,200
West York	88	\$142,500	121	\$143,000
York City	146	\$48,750	214	\$67,950
York Suburban	106	\$152,500	103	\$169,900
Total York County	1,331	\$155,000	1,634	\$160,000

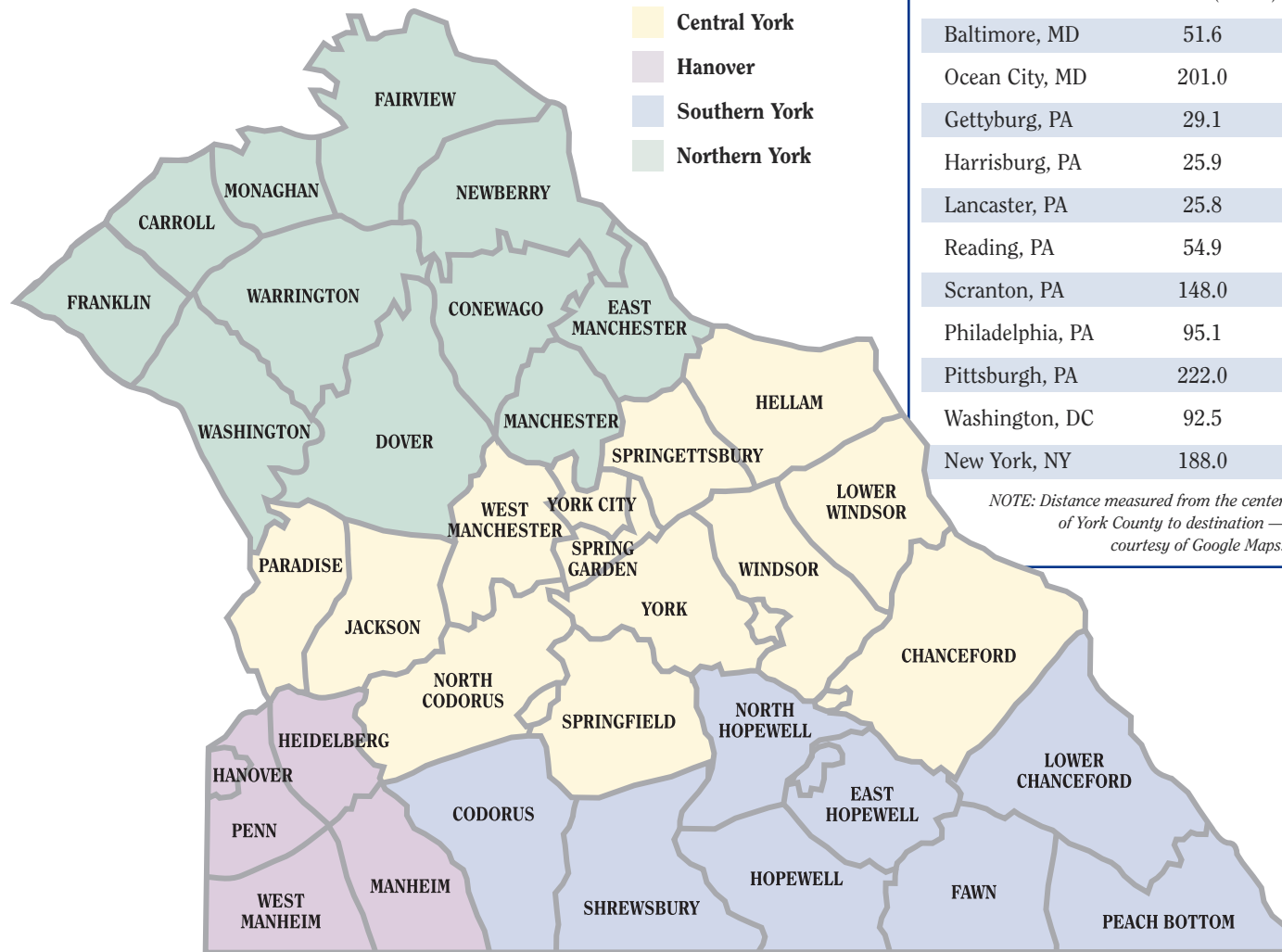
Source: Realtors Association of York & Adams Counties, Inc. (RAYAC)

number of services geared specifically toward seniors and retiree's.

Pennsylvania is a national leader at providing beneficial programs to residents over age 60, including tax exemptions and rebates, prescription drug benefits, and discounted fees from state-run agencies. York County's Area Agency on Aging is the main contact in the county for information, advice, and support services for seniors in the County. In addition to implementing state programs at the local level, the agency coordinates a number of programs to help make the transition into retirement easier. The York County community is very retirement friendly; with many businesses and services providing discounts for seniors. When it comes to finding quality housing at affordable rates, the county has numerous options for retirees. No matter what stage of life, a variety of housing is readily available, from upscale golf communities with minimum age restrictions to full-service retirement facilities with onsite assisted-living and nursing care. In York County, older residents have access to multiple healthcare providers from emergency services to continued care. To learn more about retirement services provided by the county, contact the York County Agency on Aging. •

REGIONAL MAP

For more information on township listings, visit www.relocationlink.com.
To view the school district map, turn to page 14.



HIGHWAY DISTANCES TO LOCAL MARKETS

Market	Approximate Distance (miles)
Baltimore, MD	51.6
Ocean City, MD	201.0
Gettysburg, PA	29.1
Harrisburg, PA	25.9
Lancaster, PA	25.8
Reading, PA	54.9
Scranton, PA	148.0
Philadelphia, PA	95.1
Pittsburgh, PA	222.0
Washington, DC	92.5
New York, NY	188.0

NOTE: Distance measured from the center of York County to destination — courtesy of Google Maps.

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