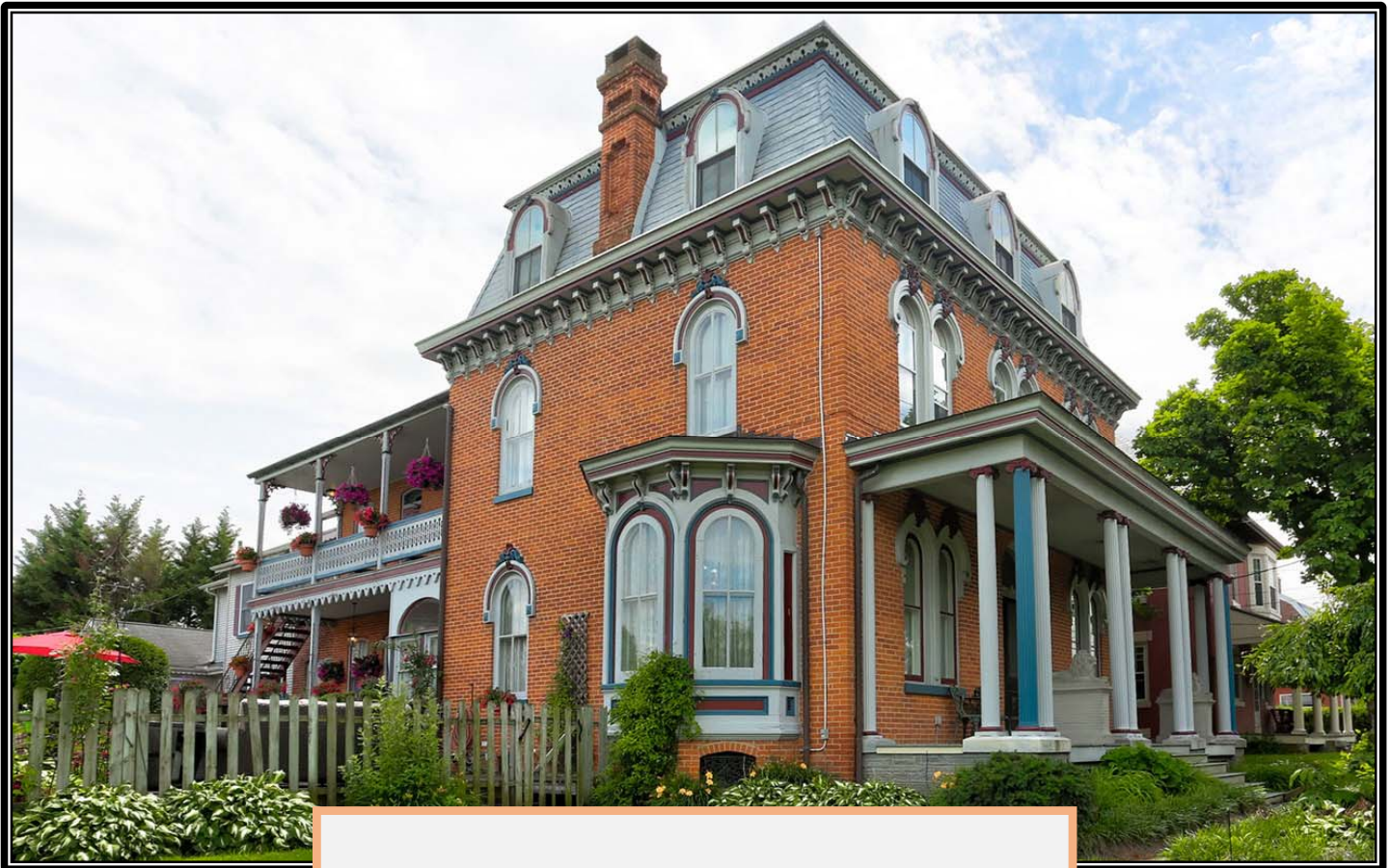


For Sale

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



Greystone Manor
B e d & B r e a k f a s t

Ruth Devenney, CCIM, SIOR
717.293.4552 – direct line
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Michael Bowser
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- Bed and Breakfast Overview
- Owner's Portion of Mansion
- Property Photos
- Property Information Sheet
- Inventory Included in Sale
- Floor Plans
- Location Maps
- Aerial Photo/Tax Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary

The Greystone Manor was developed from a Victorian mansion. The property was constructed in 1883 from a farm house built in the mid 1800's.

Greystone Manor has operated as a bed and breakfast for fifty years. Each of the seven rooms are individually furnished, some feature stained glass windows, cut crystal doors and original woodwork.

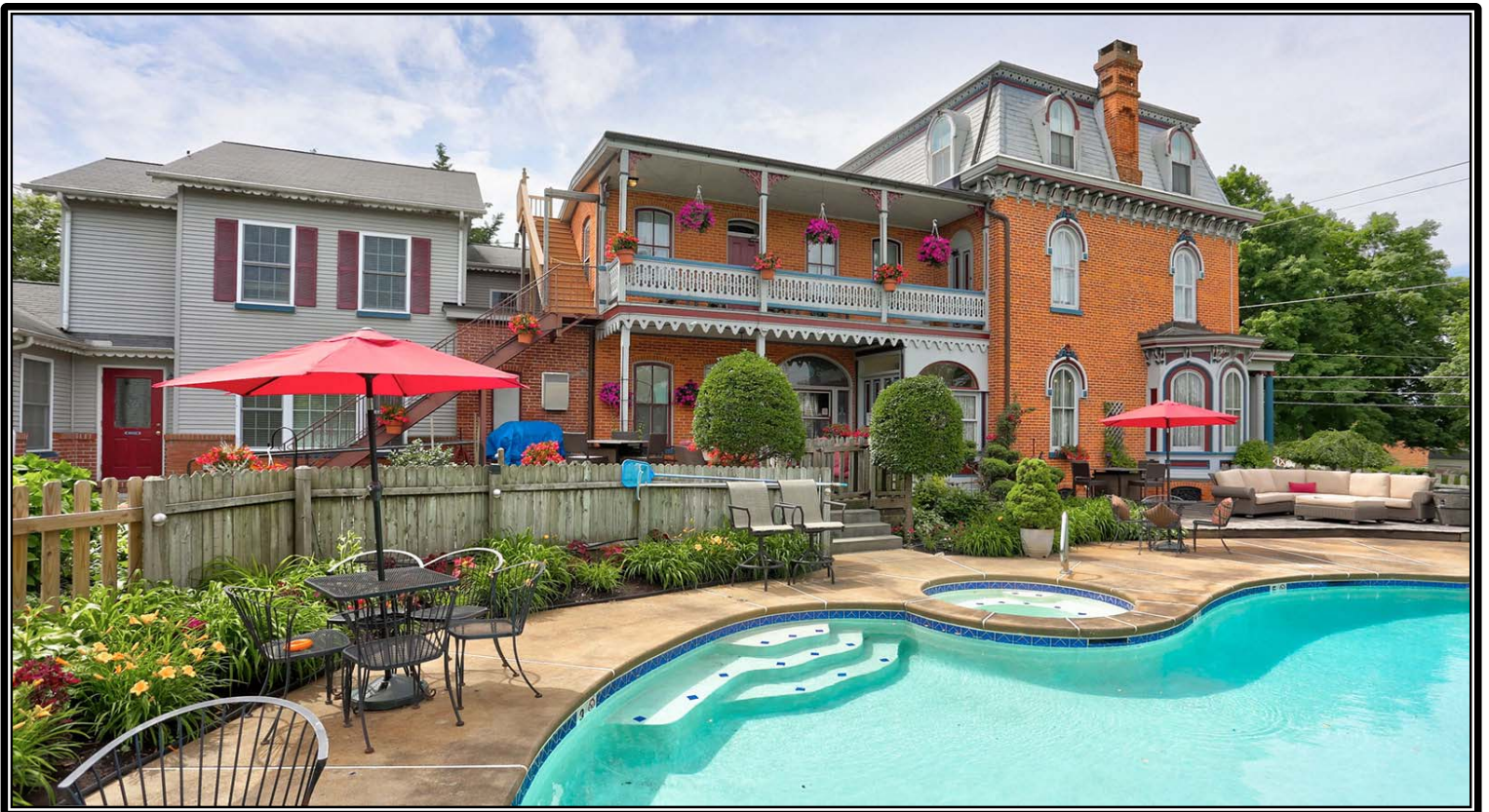
The lobby offers a quiet charm with its Victorian decor and features leaded beveled glass doors, plaster cast walls, ceiling sculptures and an attractive dining area for guests.

The adjacent Carriage House was built around the same time as the farm house and features seven additional rooms decorated with country décor.

The site features beautiful landscaping, a pool, a pond with a fountain, an outdoor pizza oven and kitchen.



Upon acquiring the property in the early 2000's, the owner added approximately 2,200 square feet for an owner's retreat. This portion of the mansion has three additional bedrooms, living rooms, recreation rooms and a kitchen with commercial equipment for preparing family meals, as well as, bed and breakfast guests. The owner's portion of the property is equipped with private exterior and interior entrances for convenient property management.







▶ *Bed & Breakfast - Hospitality*



*Greystone Manor
2658 Old Philadelphia Pike
Bird-in-Hand, PA 17505*

Available Square Feet
8,386 square feet

Sale Price
\$1,265,000

Description
Established, profitable bed and breakfast property. Implement the same business plan the seller has developed and used for nearly twenty years. The property has been well maintained and improved over the years. The bed and breakfast has operated for nearly fifty years.

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BUILDING INFORMATION

Total Square Feet: 8,386 square feet

Year Constructed: 1851 (per tax assessor)

Mansion

Carriage House

Construction Type:	Brick	Beveled cedar siding over wood frame
Air Conditioning:	3-zoned A/C	2-zoned A/C
Heating	Hot water boiler	Central heat
Electric	200 amp service	Three 100 amp units

Tax Account #	310-20372-0-0000
Deed Reference	5334623
Zoning	Village Residential
Municipality	East Lampeter Township
County	Lancaster County
Road Frontage	Old Philadelphia Pike
Acres	1.7 acres
Assessment	\$829,200
Real Estate Taxes for 2020	
	County \$ 2,414
	Municipality \$ 1,575
	School <u>\$11,438</u>
	Total \$15,427

Main House

- Lobby: sofa set, two tables, three lamps, desk, bar, greenery and decorations
- Dining room: multiple tables, sixteen chairs, bar, silverware, plates, bowls, cups, toaster and cereal dispenser

Kitchen

- New dishwasher installed in 2017
- Kitchen remodeled in 2013: new cabinets, new appliances and new commercial range/oven
- Four freezers
- Two commercial refrigerators

Laundry

- Two washing machines: both replaced in the last three years
- Three dryers: all replaced in the last four years

Pool/Patio Area

- Pool: new heater in 2016, new filter and new pool cleaner installed in 2017
- Outdoor kitchen with grill and bar area
- Patio furniture: two sofa sets, multiple tables, four small chairs, twelve black cast iron chairs and two firepits
- Swing set

Additional Items

- Bar included in basement with back bar cooler and sink
- New windows in the mansion installed in 2018 and 2019
- New roof installed in 2019
- Two new water heaters installed in 2017
- Boiler installed in the basement in 2013
- Water system: chlorine water system with salt tanks installed in the basement in 2014
- New nitrate filtering water system installed in 2014
- Established website

Linens

- Twenty to twenty-four comforters
- Four dozen sheet sets
- Four to six dozen towel sets

Beds:

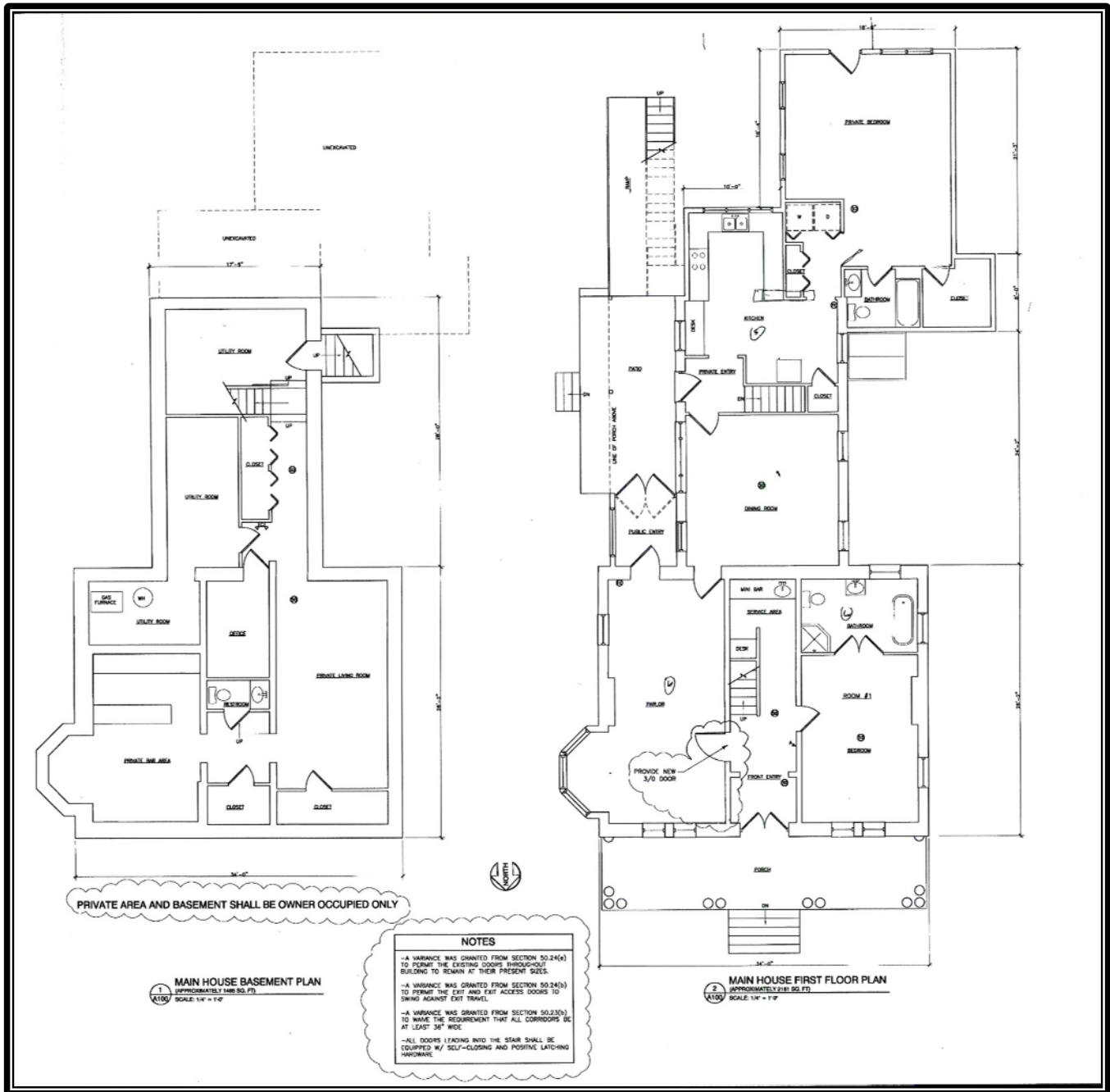
- Two king beds
- Eight queen beds
- Six full beds
- Two twin beds

Bedrooms:

- Room 1: two lamps, night stand, chair, table in bathroom, decorative divider, smart TV and rug
- Room 2: table, two lamps, desk, two sofas, armoire, fireplace, foot rest, two TV's and rug
- Room 3: table, three lamps, three chairs, pullout sofa, end table, dresser and TV
- Room 4: two lamps, king chair, dresser, fireplace, TV and rug
- Room 5: lamp, dresser and TV
- Room 6: lamp, night stand, dresser and TV
- Room 7: lamp, chair, two dressers and TV
- Room 8: lamp, nightstand, chair, dresser, fireplace, two TV's and rug
- Room 9: table, two lamps, sofa, armoire and TV
- Room 10: three lamps, two chairs, two night stands, dresser, armoire and two TV's
- Room 11: lamp, chair, dresser and TV
- Room 12: lamp, night stand, dresser, TV and rug
- Room 14: lamp, dresser, TV and rug

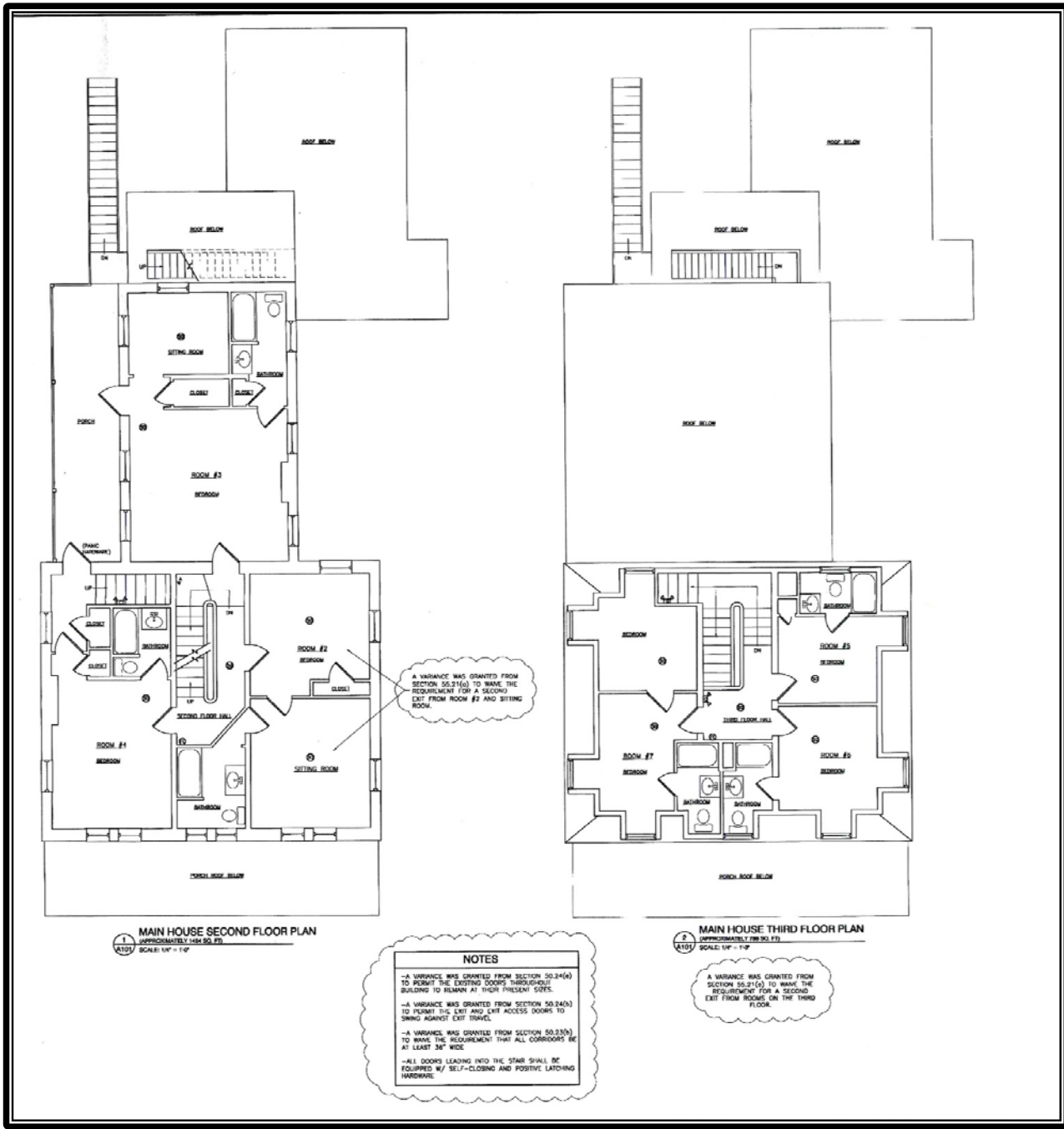
Main House Basement and First Floor Plan

Greystone Manor



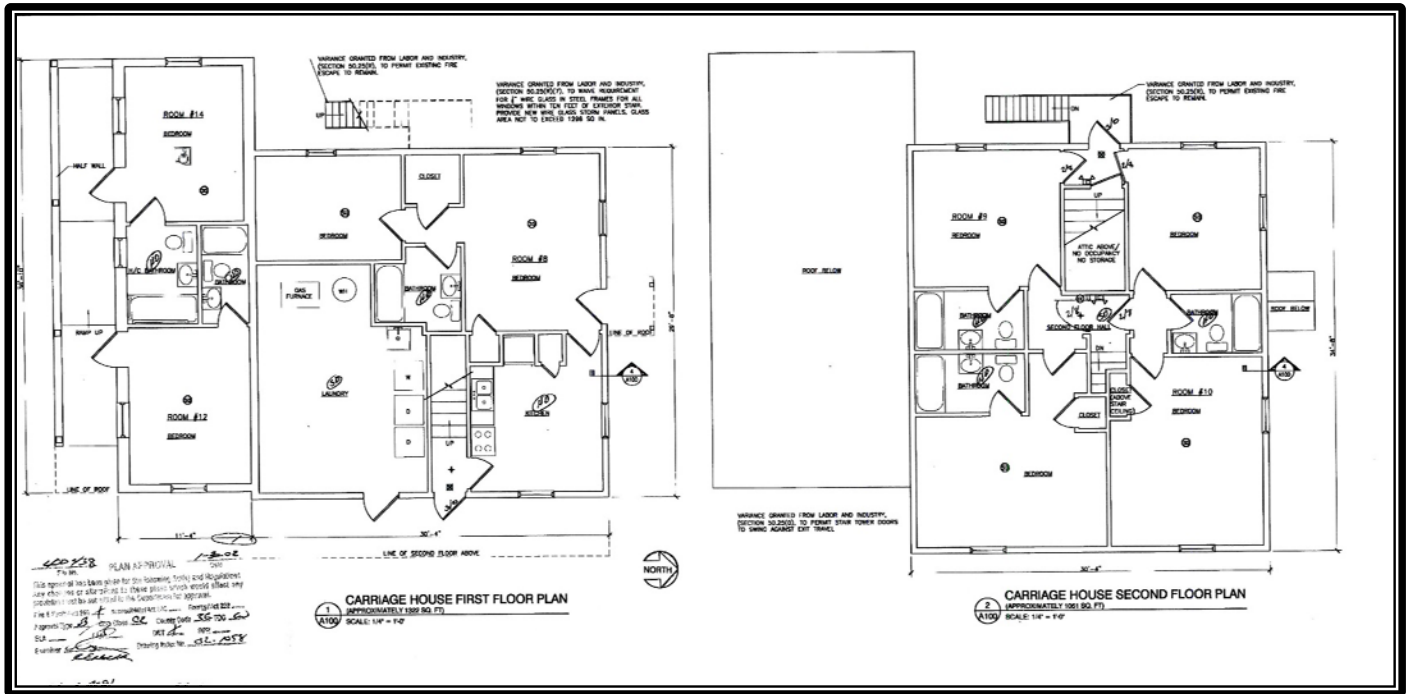
Main House Second and Third Floor Plan

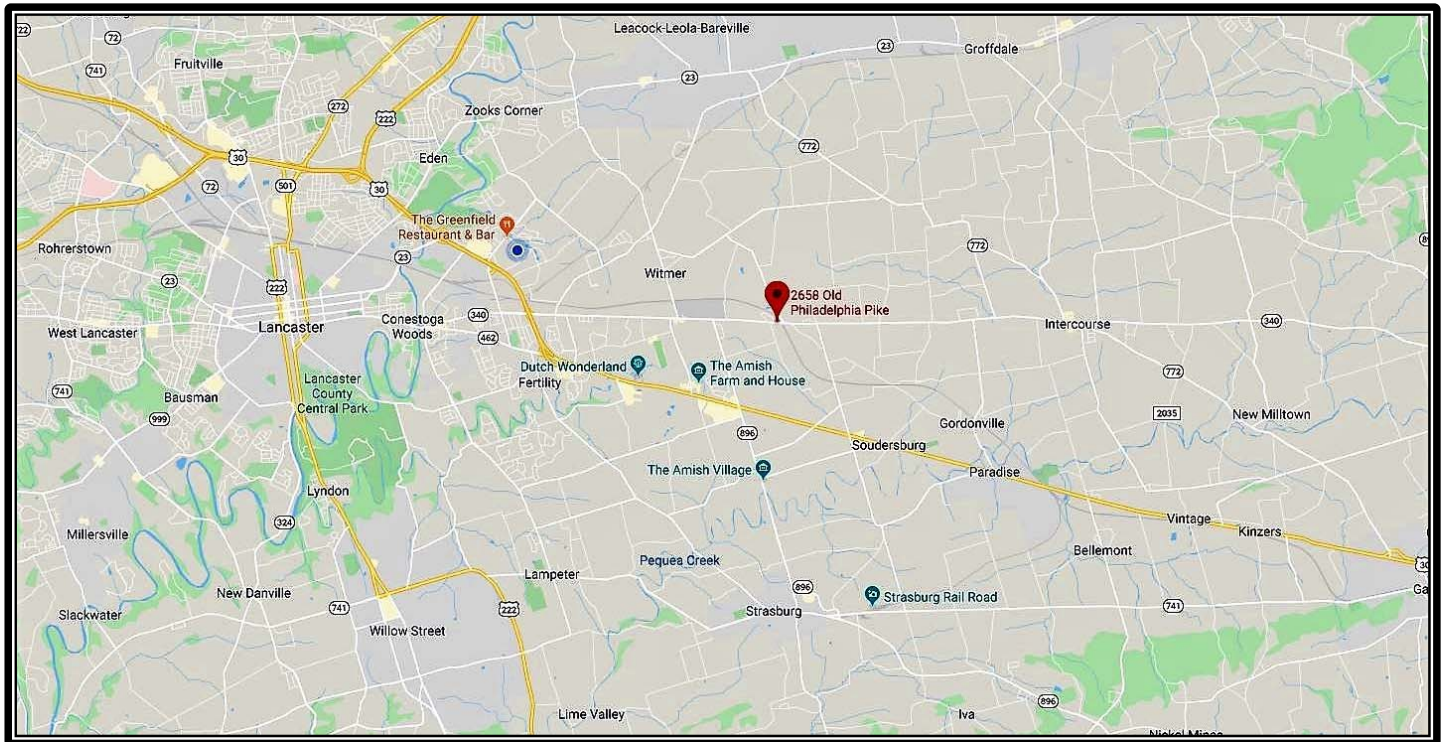
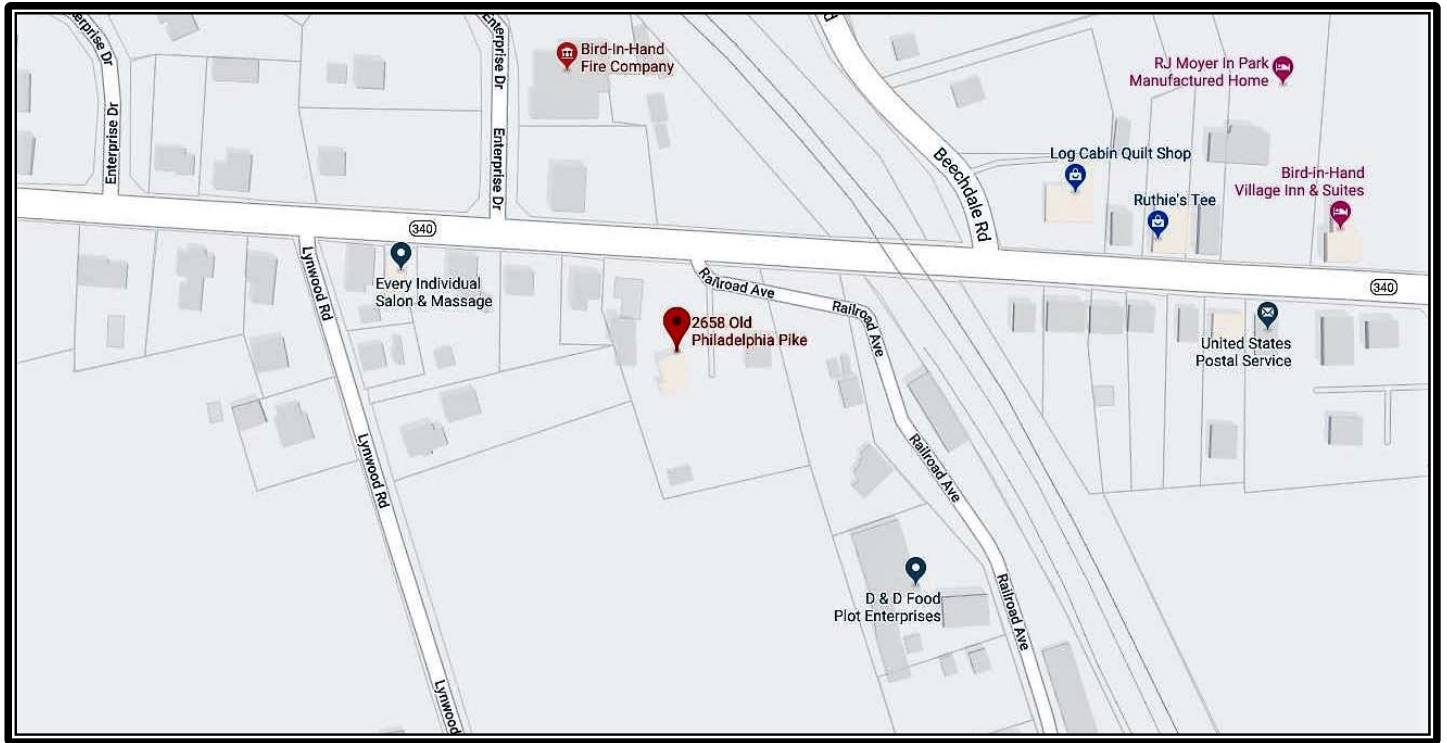
Greystone Manor



Carriage House First and Second Floor Plan

Greystone Manor







Article 20: Village Residential (VR) Zoning District

Section 20010: Purpose

- A. To accommodate and to support the continued viability of the traditional residential village areas within East Lampeter Township in a manner that preserves their existing character.
- B. To enable the construction of new residential development that complements the existing community and is consistent with the current development pattern.
- C. To permit commercial uses that provides necessary services for the residents of the village with minimal impact upon the residential quality of the neighborhood.
- D. To maintain and implement growth boundary policies, which have been established as part of the Comprehensive Plan.

Section 20020: Permitted Uses

- A. Principal uses permitted by right.
 - 1. Agricultural operation, subject to the provisions specified under Section 23030 of this Zoning Ordinance. The agricultural operation shall exclude concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations.
 - 2. Bed and breakfast establishment, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 3. Forestry, subject to the provisions specified under Section 23290 of this Zoning Ordinance.
 - 4. Places of worship, subject to the provisions specified under Section 23580 of this Zoning Ordinance.
 - 5. Recreation use that is classified as a municipal use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
 - 6. Recreation use that is classified as a private recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
 - 7. Single-family detached dwellings, which are not initially or cumulatively developed as a regional impact development.
 - 8. Single-family semi-detached dwellings, which are not initially or cumulatively developed as a regional impact development.
 - 9. Tourist home, as a principal or accessory use within a single-family detached dwelling, subject to the provisions specified under Section 23110 of this Zoning Ordinance.
 - 10. United States Post Office, such to the provisions specified by the state and federal agencies with jurisdiction.
- B. Accessory uses permitted by right.
 - 1. Accessory uses and structures that are customarily and clearly accessory to a permitted use are permitted by right, subject to the provisions of this Zoning Ordinance.
 - 2. Alternative energy facilities as an accessory use, which may include geothermal heat pumps, solar energy systems, wind turbines or wind energy facilities, subject to the provisions specified under Section 23050.1 of this Zoning Ordinance.

3. Apartment as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23070.2 of this Zoning Ordinance.
 4. ECHO housing as an accessory use to a permitted single-family detached dwelling, subject to the provisions specified under Section 23240 of this Zoning Ordinance.
 5. Home occupation use as a no-impact accessory residential use, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 6. Horse barn for the keeping of horses for transportation for non-commercial purposes on less than ten (10) acres of land, subject to the provisions specified under Section 23380 of this Zoning Ordinance.
 7. Residential accessory uses and structures for a permitted residential use, subject to the provisions specified under Sections 22030 and 23660 of this Zoning Ordinance.
 8. Satellite receiving and/or transmitting dish antenna with a maximum diameter of three (3) feet, which may be mounted on the side or rear façade or roof of a building or ground mounted in the side or rear yard, subject to the provisions of Section 23730 of this Zoning Ordinance.
- C. Uses permitted by special exception, pursuant to the provisions specified under Section 25070 of this Zoning Ordinance.
1. Emergency service facility containing a maximum lot area of three (3) acres, subject to the provisions specified under Section 23250 of this Zoning Ordinance.
 2. Farm-support business use as a business operation, subject to the provisions specified under Section 23260 of this Zoning Ordinance.
 3. Home occupation as a minimal impact accessory use to a single-family detached dwelling, subject to the provisions specified under Section 23370 of this Zoning Ordinance.
 4. Medical, dental, vision care and/or counseling clinic containing a maximum lot area of three (3) acres, subject to the provisions specified under of Section 23470 of this Zoning Ordinance.
 5. Multi-family dwellings, subject to the provisions specified under Section 23490 of this Zoning Ordinance.
 6. Municipal use, subject to the provisions specified under of Section 23500 of this Zoning Ordinance.
 7. Public utility building and/or structures, subject to the provisions specified under Section 23610 of this Zoning Ordinance.
 8. Satellite receiving and/or transmitting dish antenna with a diameter of less than three (3) feet that is located on the front façade of a building and/or located as a ground mounted structure, subject to the provisions specified under Section 23730 of this Zoning Ordinance.
 9. Townhouses, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under Section 23830 of this Zoning Ordinance.
- D. Uses permitted by conditional use, pursuant to the provisions specified under Section 25080 of this Zoning Ordinance.
1. Historic resource overlay uses and site improvements, subject to the provisions specified under Section 21050 (Historic Overlay District) of this Zoning Ordinance.
 2. Regional impact development containing the permitted uses within the VR Zoning District, subject to the provisions specified under Section 23640 of this Zoning Ordinance.

Section 20030: Area, Dimensional and Height Requirements

- A. Lot size requirements.
1. The minimum lot area for a single-family detached dwelling shall be 7,500 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by public water supply facilities.
 2. The minimum lot area for a single-family dwelling shall be 12,000 square feet per dwelling unit, provided that the lot is serviced by public sanitary sewage disposal facilities and by on-lot water supply facilities.
 3. The minimum lot size for a single-family semi-detached dwelling shall be 5,000 square feet per unit.
 4. The minimum lot size for a townhouse shall be 3,750 square feet per unit.
 5. The minimum lot size for multi-family dwellings shall be 3,500 square feet per unit.
 6. The minimum lot area for all permitted non-residential uses within the VR Zoning District shall be 12,000 square feet provided that the lot is serviced by public sanitary sewage disposal facilities and by public or on-lot water supply facilities. Unless otherwise specified by other provisions of this Zoning Ordinance, the maximum lot size for a non-residential use shall be 40,000 square feet.
 7. All uses within the VR Zoning District shall be served by public sanitary sewage disposal facilities and by public water supply facilities (where available) or on-lot water supply facilities.
- B. Lot width, building setback and dimensional requirements for a principal use.
1. The minimum lot width requirement shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a minimum lot width of fifty (50) feet as measured at the street right-of-way line and front yard setback line.
 - b. A lot containing a single-family semi-detached dwelling shall have a minimum lot width of forty (40) feet as measured at the street right-of-way line and the front yard setback line.
 - c. A lot containing a townhouse shall have a minimum lot width of thirty (30) feet as measured at the street right-of-way line and the front yard setback line.
 - d. A lot containing a multi-family dwelling shall have a minimum lot width of one hundred (100) feet as measured at the street right-of-way line and front yard setback line.
 - e. A lot containing a permitted non-residential building and use shall have a minimum lot width of seventy-five (75) feet as measured at the street right-of-way line and front yard setback line.
 2. The minimum front yard setback requirements shall be as follows:
 - a. The minimum front yard setback requirement shall be ten (10) feet, as measured from the street right-of-way line.
 - b. The maximum front yard setback requirement shall be twenty-five (25) feet, as measured from the street right-of-way line.
 - c. No off-street parking area for a commercial use shall be permitted within the front yard setback.
 3. The minimum side yard setback requirements shall be as follows:
 - a. A lot containing a single-family detached dwelling shall have a side yard setback of five (5) feet.

- b. A lot containing a single-family semi-detached dwelling shall have a side yard setback of five (5) feet, as measured from the exterior side.
 - c. Townhouses shall have a side yard setback of ten (10) feet as measured from the end units.
 - d. Multi-family dwellings with four (4) or fewer units shall have a side yard setback of ten (10) feet, as measured from the end or external units.
 - e. Multi-family dwellings with more than four (4) units shall have a side yard setback of twenty (20) feet, as measured from the end or external units.
 - f. Non-residential buildings or structures shall have a side yard setback of fifteen (15) feet.
4. The minimum rear yard setback requirement shall be as follows:
- a. Unless otherwise specified by this Zoning Ordinance, all permitted principal uses within the VR Zoning District shall have a rear yard setback of ten (10) feet.
 - b. Multi-family and townhouse dwellings with more than four (4) units shall have a rear yard setback of twenty (20) feet.
 - c. All permitted non-residential uses shall have a rear yard setback of twenty (20) feet.
5. The maximum building and lot coverage requirements shall apply:
- a. No more than sixty (60) percent of the lot shall be covered by buildings.
 - b. No more than seventy (70) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.
 - c. If more than fifty (50) percent of the required off-street parking spaces are located behind the front yard setback line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot.

C. Setback and dimensional requirements for a residential accessory use.

- 1. To qualify as a residential accessory building it must be unattached and may not cover an area that is larger than fifty (50) percent of the principal building footprint, or one thousand (1,000) square feet of floor area, whichever is less.
- 2. The following regulations shall apply to unattached buildings for accessory uses that are one hundred and twenty (120) square feet or less of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be three (3) feet.
 - c. The minimum rear yard setback shall be three (3) feet.
- 3. The following regulations shall apply to unattached buildings for accessory uses that exceed one hundred and twenty (120) square feet of gross floor area:
 - a. The minimum front yard setback line from all streets shall be fifteen (15) feet to the rear of the front façade of the principal building.
 - b. The minimum side yard setback shall be five (5) feet.
 - c. The minimum rear yard setback shall be five (5) feet.

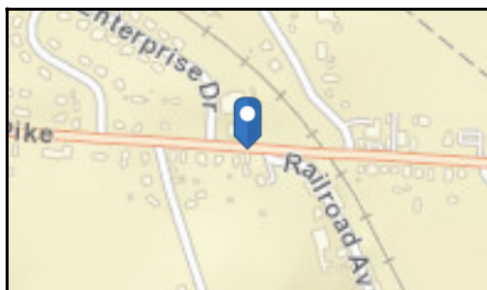
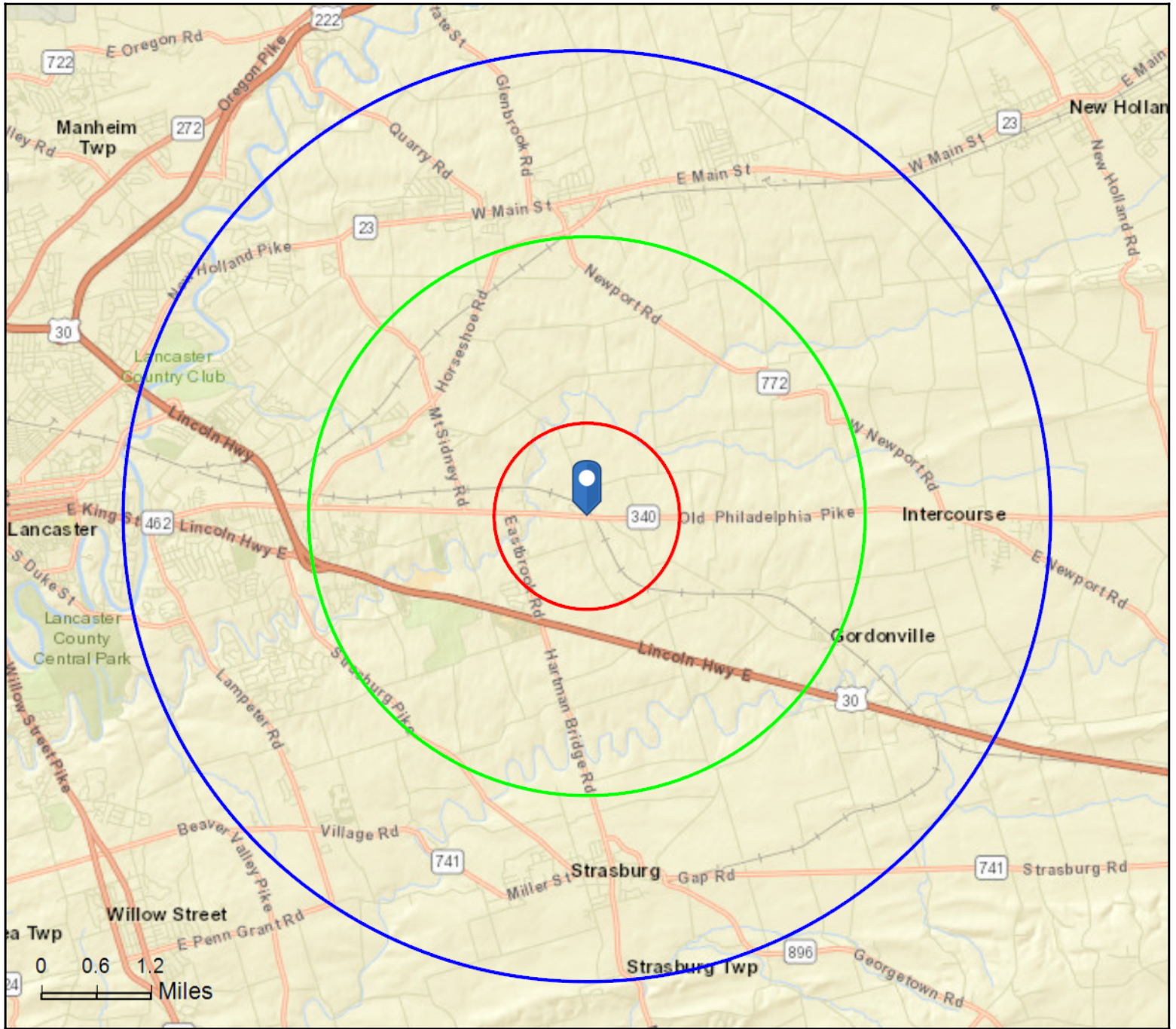
- D. Unless otherwise permitted by this Zoning Ordinance, the maximum height provisions shall apply to principal buildings or structures:
1. The maximum height of a building or structure occupied by a principal use shall be forty (40) feet.
 2. Taller buildings or structures are permitted, provided that an additional setback of two (2) feet is provided for every one (1) foot of height in excess of forty (40) feet up to a maximum height of fifty (50) feet.
- E. The maximum height provisions shall apply to accessory buildings or structures:
1. The maximum height of a non-residential accessory building or structure shall be twenty-five (25) feet.
 2. The maximum height shall be feet twelve (12) feet for a residential accessory building that is one hundred and twenty (120) square feet or less of gross floor area.
 3. The maximum height shall be twenty-five (25) feet for a residential accessory building that exceeds one hundred and twenty (120) square feet of gross floor area.



Site Map

2658 Old Philadelphia Pike, Bird In Hand, Pennsylvania,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03869
Longitude: -76.18351





Executive Summary

2658 Old Philadelphia Pike, Bird In Hand, Pennsylvania,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03869
Longitude: -76.18351

	1 mile	3 miles	5 miles
Population			
2000 Population	1,114	10,169	40,339
2010 Population	1,191	11,300	46,331
2019 Population	1,226	12,014	49,456
2024 Population	1,249	12,403	51,191
2000-2010 Annual Rate	0.67%	1.06%	1.39%
2010-2019 Annual Rate	0.31%	0.66%	0.71%
2019-2024 Annual Rate	0.37%	0.64%	0.69%
2019 Male Population	50.9%	49.1%	49.1%
2019 Female Population	49.0%	50.9%	50.9%
2019 Median Age	35.9	35.7	38.0

In the identified area, the current year population is 49,456. In 2010, the Census count in the area was 46,331. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 51,191 representing a change of 0.69% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	92.7%	85.2%	87.1%
2019 Black Alone	2.2%	4.5%	3.6%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	1.7%	4.6%	3.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	2.0%	3.2%	3.1%
2019 Two or More Races	1.4%	2.2%	2.3%
2019 Hispanic Origin (Any Race)	7.3%	9.2%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	67	73	97
2000 Households	343	3,590	14,746
2010 Households	391	4,075	16,873
2019 Total Households	401	4,316	17,896
2024 Total Households	408	4,448	18,483
2000-2010 Annual Rate	1.32%	1.28%	1.36%
2010-2019 Annual Rate	0.27%	0.62%	0.64%
2019-2024 Annual Rate	0.35%	0.60%	0.65%
2019 Average Household Size	3.06	2.78	2.75

The household count in this area has changed from 16,873 in 2010 to 17,896 in the current year, a change of 0.64% annually. The five-year projection of households is 18,483, a change of 0.65% annually from the current year total. Average household size is currently 2.75, compared to 2.73 in the year 2010. The number of families in the current year is 12,890 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2658 Old Philadelphia Pike, Bird In Hand, Pennsylvania,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03869
Longitude: -76.18351

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	25.9%	19.7%	17.9%
Median Household Income			
2019 Median Household Income	\$58,518	\$61,093	\$66,852
2024 Median Household Income	\$66,812	\$69,124	\$76,179
2019-2024 Annual Rate	2.69%	2.50%	2.65%
Average Household Income			
2019 Average Household Income	\$72,598	\$77,563	\$87,101
2024 Average Household Income	\$84,901	\$90,045	\$99,673
2019-2024 Annual Rate	3.18%	3.03%	2.73%
Per Capita Income			
2019 Per Capita Income	\$25,192	\$28,434	\$31,174
2024 Per Capita Income	\$29,373	\$32,923	\$35,594
2019-2024 Annual Rate	3.12%	2.98%	2.69%

Households by Income

Current median household income is \$66,852 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,179 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$87,101 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$99,673 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,174 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,594 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	85	111	119
2000 Total Housing Units	352	3,755	15,331
2000 Owner Occupied Housing Units	210	2,143	10,141
2000 Renter Occupied Housing Units	132	1,447	4,605
2000 Vacant Housing Units	10	165	585
2010 Total Housing Units	412	4,292	17,683
2010 Owner Occupied Housing Units	231	2,243	11,175
2010 Renter Occupied Housing Units	160	1,832	5,698
2010 Vacant Housing Units	21	217	810
2019 Total Housing Units	423	4,553	18,776
2019 Owner Occupied Housing Units	218	2,181	11,189
2019 Renter Occupied Housing Units	183	2,135	6,707
2019 Vacant Housing Units	22	237	880
2024 Total Housing Units	430	4,692	19,387
2024 Owner Occupied Housing Units	219	2,221	11,495
2024 Renter Occupied Housing Units	189	2,227	6,988
2024 Vacant Housing Units	22	244	904

Currently, 59.6% of the 18,776 housing units in the area are owner occupied; 35.7%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 17,683 housing units in the area - 63.2% owner occupied, 32.2% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 2.70%. Median home value in the area is \$244,452, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.99% annually to \$269,805.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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