

CARMELLA

Active Adult 55+

About the Community

Enjoy active adult (55+) living in style and low-maintenance convenience in a growing residential area near Harrisburg. Carmella is a condominium community of charming carriage homes in Pennsylvania's historic Cumberland Valley. Duplex and triplex units face wide streets, open vistas and broad common areas.

Carmella is close to all shopping, with easy access to interstates that connect northeast and mid-Atlantic metro centers. Harrisburg International Airport is just 20 miles away.

About the Area

Cumberland County has long been at the crossroads of history. Many towns and villages retain their 18th century charm, with architecture, museums, historical attractions and re-enactments. The Susquehanna River forms the County's eastern border, placing its 220,000 residents within the greater Harrisburg metropolitan area. Cumberland County's 33 municipalities are served by nine public school districts.

Healthcare

- ◆ PinnacleHealth Seidle Campus (www.pinnaclehealth.org), Seidle Memorial Hospital, Mechanicsburg: 3 miles
- ◆ HealthSouth Regional Specialty Hospital and Regional Rehabilitation Hospital (www.healthsouth.com), Mechanicsburg: 5 miles
- ◆ Holy Spirit Hospital (www.hsh.org), Camp Hill: 7 miles
- ◆ Select Specialty Hospital (www.selectmedicalcorp.com), Camp Hill: 7 miles
- ◆ Carlisle Regional Medical Center (www.carlislermc.com), Carlisle: 14 miles
- ◆ Triumph Hospital Harrisburg (www.triumph-healthcare.com), Harrisburg: 14 miles

A Sampling of Nearby Attractions

Antiques, outlets and markets ◆ Allenberry Playhouse ◆ Army Heritage Trail ◆ Carlisle Barracks-Bradley Museum ◆ Carlisle Fairgrounds ◆ Central Pennsylvania Youth Ballet ◆ Military History Institute ◆ West Shore Symphony ◆ Williams Grove Speedway

Resources

Cumberland County PA ◆ Greater Carlisle Area Chamber of Commerce ◆ Cumberland County Chamber of Commerce ◆ Cumberland County Economic Development ◆ Hershey Harrisburg Carlisle Welcome Center ◆ Mechanicsburg Chamber of Commerce ◆ Pennsylvania Tourism Office (VisitPA.com) ◆ Pennsylvania Visitors' Network (PAVisNet.com) ◆ Shippensburg Area Chamber of Commerce ◆ Southcentral TeamPA (www.smartmarket.org) ◆ West Shore Chamber of Commerce



1737 West Main Street, Ephrata, PA 17522
(717) 733-1536 ◆ Fax (717) 738-4183

ownalandmark.com



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Directions From I 83 N-S: Exit at 41A for Camp Hill / Gettysburg, via PA581W. Stay on 581/ US11 to Exit 3. Turn right onto 11S (Carlisle Pike) for 2.5 miles. Turn left onto Hogestown Road for .9 mile, to left onto Woods Road. Community is on the right.

For contact information and model home hours, call (717) 733-1536
or visit ownalandmark.com



Fast Facts: Cumberland County

Principal town or city: Borough of Carlisle

Transportation: Primary roads serving the area include US routes 11 and 15; and interstate routes 76, 81 and 83. Also well-served by rail, air and bus.

Airports: Harrisburg International is 30 miles east of Carlisle. Baltimore-Washington International is about 90 minutes away.

Two hours away or less: Philadelphia, Baltimore, and Washington, DC; Chesapeake Bay and Atlantic beaches.

Education: Seven post-secondary training institutes, colleges and universities; many more are nearby.

Outdoor Recreation: Thirteen golf courses, three state parks, the Appalachian Trail, Michaux State Forest, Opossum Lake, Susquehanna River, renown bass lakes and trout streams, hiking and biking trails, skiing, swimming, boating, bird-watching, festivals, camps, and more.

Neighboring counties: Adams, Dauphin, Franklin, Perry, and York



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