

Traditions of America at Mount Joy in Rapho Township



Blaine T. Shahan/SUNDAY NEWS PHOTOS

This is the Washington model at Traditions of America at Mount Joy. The starting price for this house is \$239,900.

Building a new tradition

The 55-and-older community will have 120 homes and five floor plans featuring one-floor living.

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Ready to move into a 55-and-older community, retirees Charles and Joyce Ricedorf also wanted to remain in the Mount Joy area to be near family.

The couple found just what they were looking for in Traditions of America at Mount Joy, an active-adult neighborhood in Rapho Township close to Route 283. The Ricedorfs plan to move in early this summer.

Charles Ricedorf said he and his wife hope to make use of the walking trail, clubhouse and other amenities Traditions offers.

They're also glad to be staying near Mount Joy. "Our roots are here," he said.

Part of the larger Elm Tree development, Traditions of America at Mount Joy will have 120 homes. The five floor plans feature one-floor living, with the option of a second level featuring a loft, a third bedroom and a third full bath.

The first builder in the 55-and-older section of Elm Tree was K. Hovanian. The new contractor is Traditions of America, out of Radnor.

J.B. Reilly, a partner in Traditions of America, said this is the company's first Lancaster County neighborhood, and one of five it has under way in Pennsylvania.

"We exclusively build 55-plus lifestyle communities," Reilly said.

Traditions of America originally considered building in Elm Tree when the 55-and-older phase began, but "the timing just wasn't right for us," he said.

Now it is, Reilly said. "We always liked this market and location."

Lancaster County "really is a retirement destination," he said.

Reilly also noted that the 55-plus neighborhood is well established.



This is the inside of the Washington model home at Traditions of America at Mount Joy.

"There's a very vibrant community that's been created here," he said, with "all kinds of activity going on."

"It's a nice situation for new residents," Reilly said.

Among the amenities they have at their disposal is a clubhouse with a fitness center, kitchen, wet bar, two game rooms, a pool room, and a great room with a fireplace, Traditions of America sales associate Shauna Beckendorf said.

There's also an outdoor pool, spa, gazebo, putting green, bocce and tennis courts, two ponds, and a walking trail that connects to Rapho Township Community Park, she said.

Some of the lots in Traditions of America at Mount Joy border the park.

"People coming here are looking for a lifestyle," Reilly said. "They want to socialize and meet new friends. They're not just looking to buy a house."

The monthly homeowners association fee of \$158.50 covers snow shoveling; lawn mowing and landscaping; clubhouse and common-area maintenance; and trash removal.

Nine houses have sold in Traditions of America at Mount Joy, and there are three model homes.

Each residence comes with a two-car garage, 9-foot ceilings on the first floor, and gas heat. Basements are an option.

The five floor plans are the William Penn, Betsy Ross, Washington, Monroe and Lincoln. The interiors of each can be customized, Beckendorf said.

Without a second floor, they measure about 1,250 to 2,000 square feet; including a second floor, they range from around 1,750 to 2,700 square feet.

Beckendorf said houses can be 3,000-plus square feet when options such as a sunroom are added. Every floor plan also comes with three elevation choices, she said.

"There's a lot of streetscape variety," Reilly said.

And the entrance to each house is flat, making it wheelchair accessible.

The neighborhood is within 20 minutes of Lancaster, Harrisburg and Hershey.

Traditions of America at Mount Joy is open 10 a.m.-5 p.m. daily.

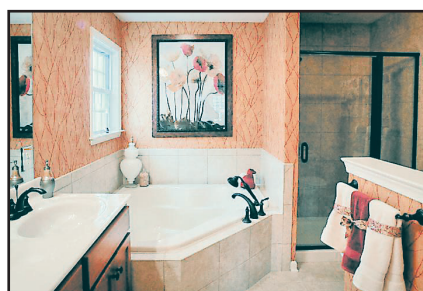
The models are a William Penn, which begins at \$199,900; a Washington, which starts at \$239,900; and a Lincoln, with a base price of \$259,900.

On top of this introductory pricing, the builder is offering a \$6,500 incentive, an amount that matches the federal tax credit available for repeat homeowners.

Traditions of America also will handle the sale of a buyer's previous residence under its Home Free program. ■



Todd B. Spidle/SUNDAY NEWS



The master bathroom in the Washington model home has a soaking tub and a shower.

This is the kitchen and dining area in the model home, which has hardwood floors.

