



17646 Tract Road Emmitsburg, MD 21727

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HAGAN REALTY



House Exterior



- Nearly 3 private acres in the foothills of the Catocin Mountains
- Expansive mountain and pastoral views



Bedrooms
5 Bedrooms



Bathrooms
4 Full



Home Size
5,208 SQFT



Lot Size
2.89 Acres



Levels
3 Levels



Year Built
1996



Heating
Heat Pump, Electric



Cooling
Central Air, Electric



Taxes
\$6,759/year



Schools
**Emmitsburg ES
Thurmont MS
Catocin HS**



- Set back from a quiet country road
- Large front yard with exceptional curb appeal

Backyard



- Fenced backyard with four access gates
- Private setting surrounded by mature trees
- Honeysuckle-lined fencing adds charm and character



- Wrap-around deck with multiple access points from the home
- Backyard designed to maximize privacy while maintaining natural light



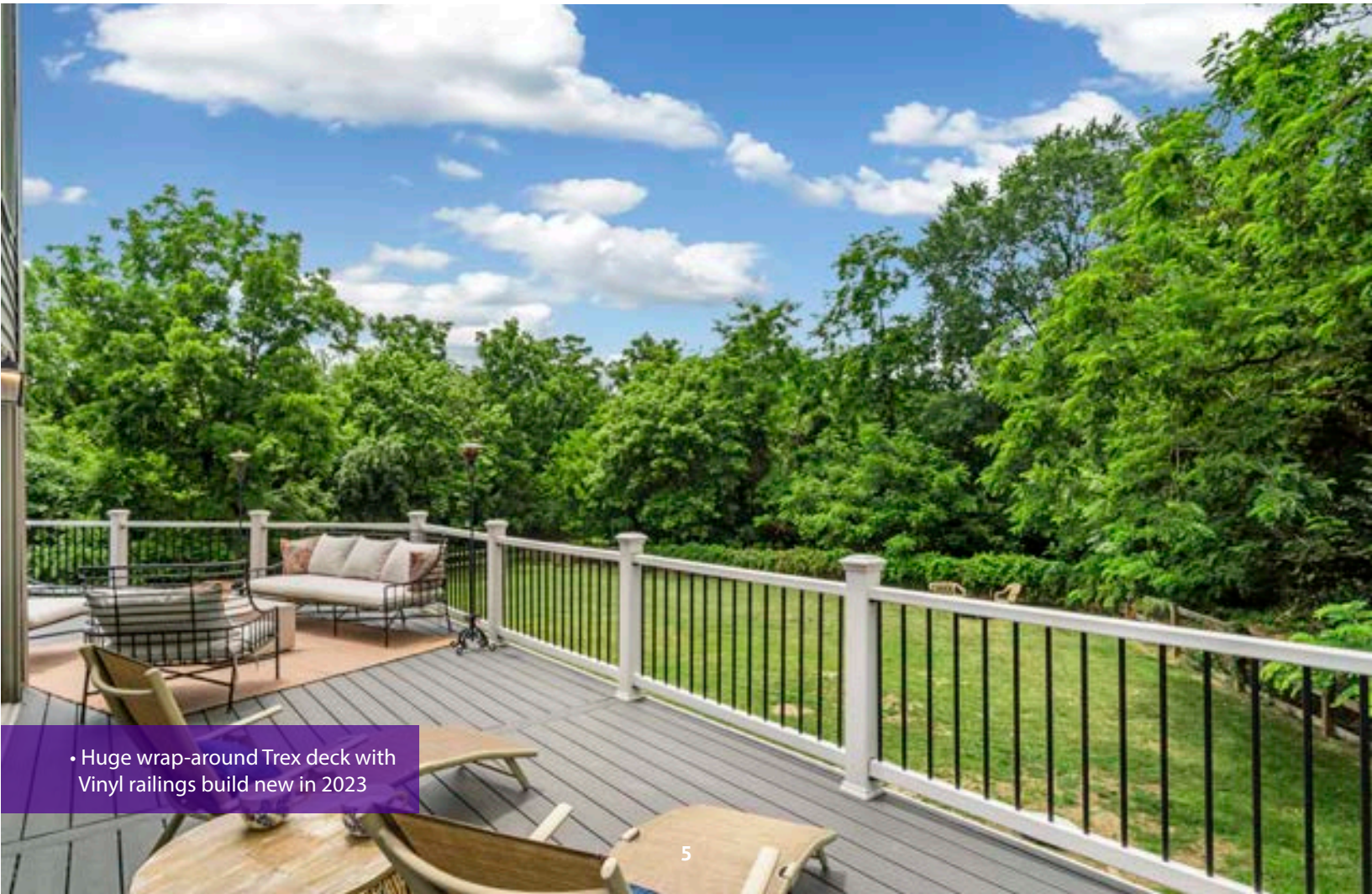
- Amish-built storage shed



- Ample paved parking for multiple vehicles, RVs, boats, and trailers



- Concrete patio creating additional outdoor living space

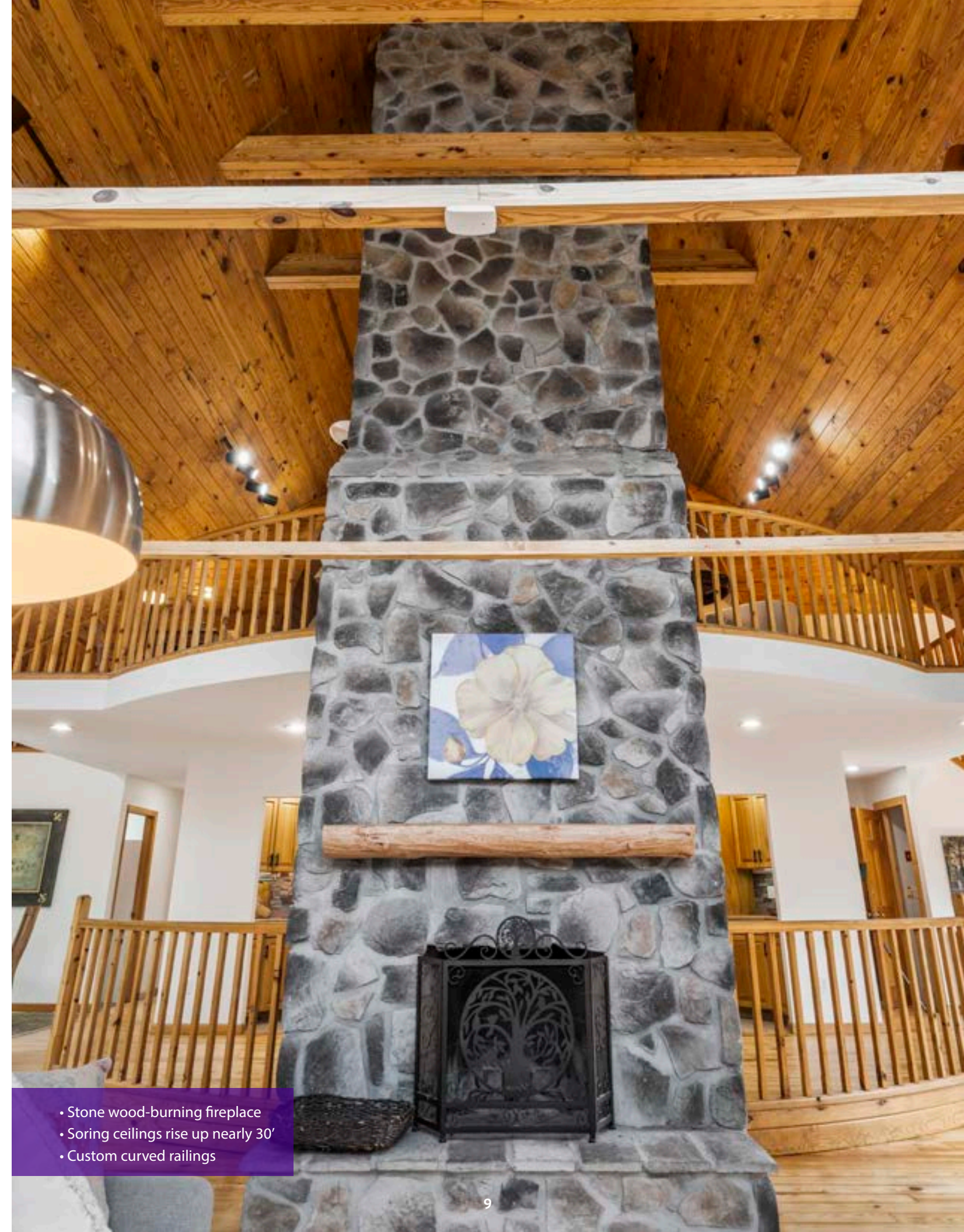


- Huge wrap-around Trex deck with Vinyl railings build new in 2023



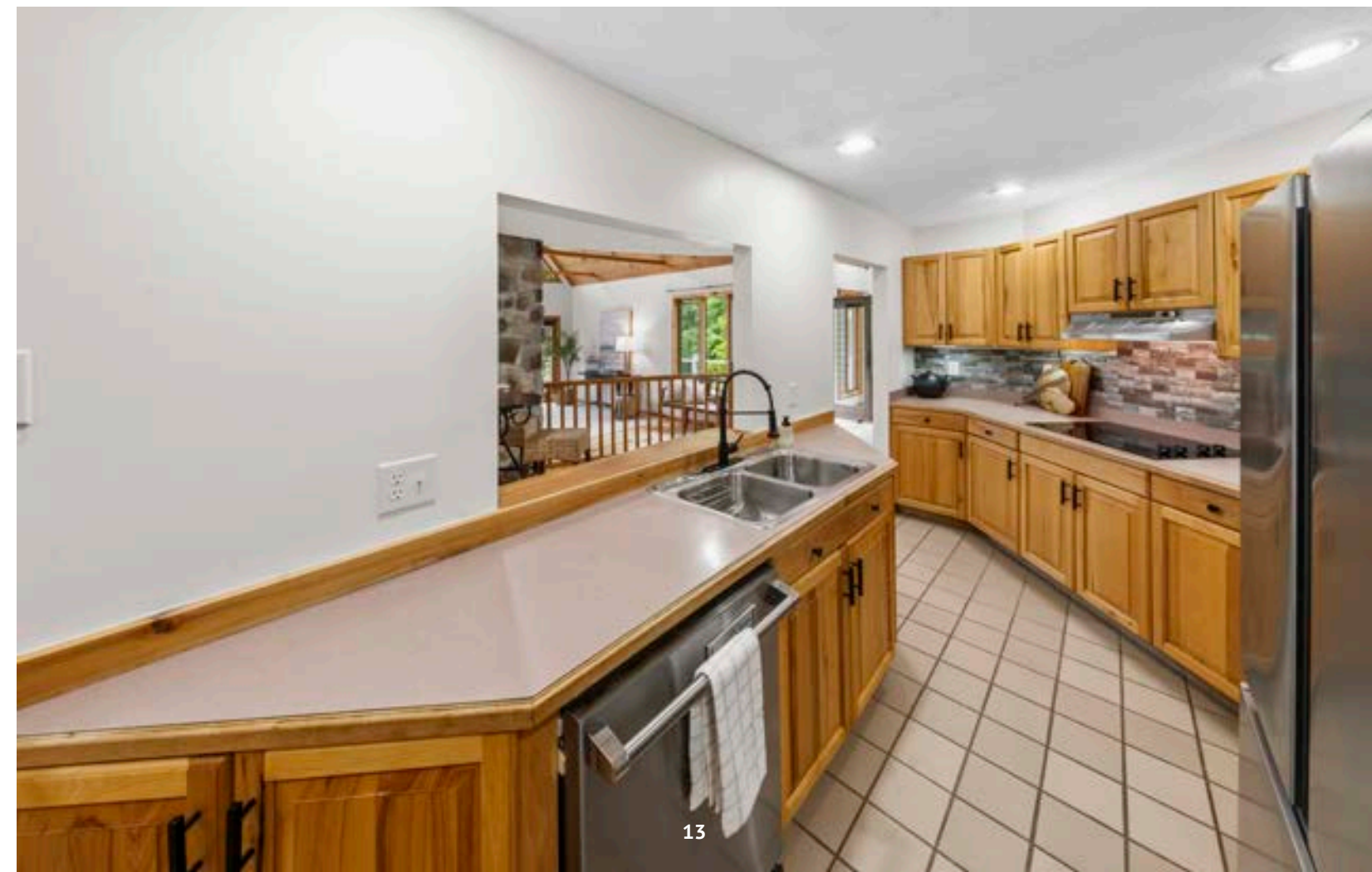
Second Level

Great Room

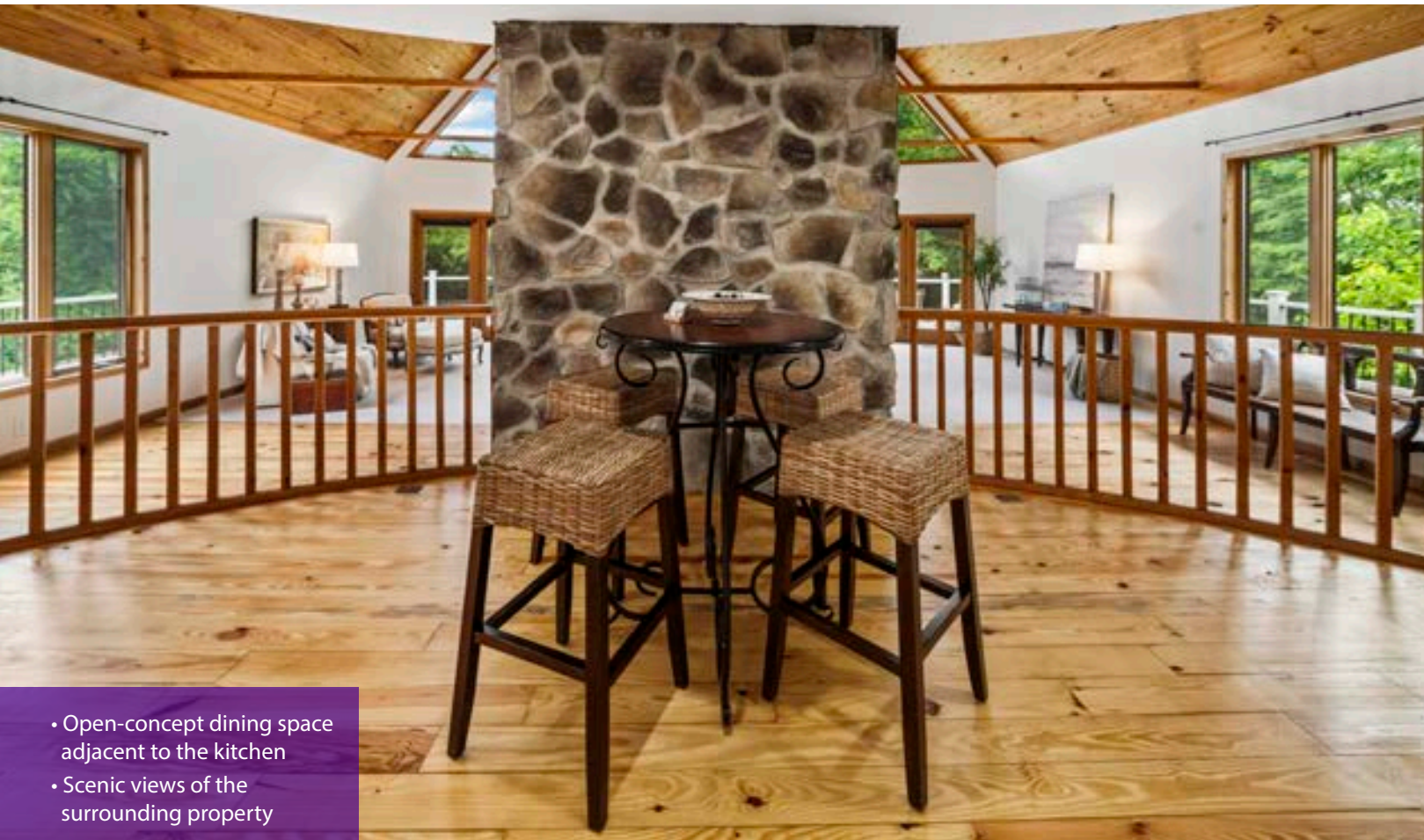




Kitchen



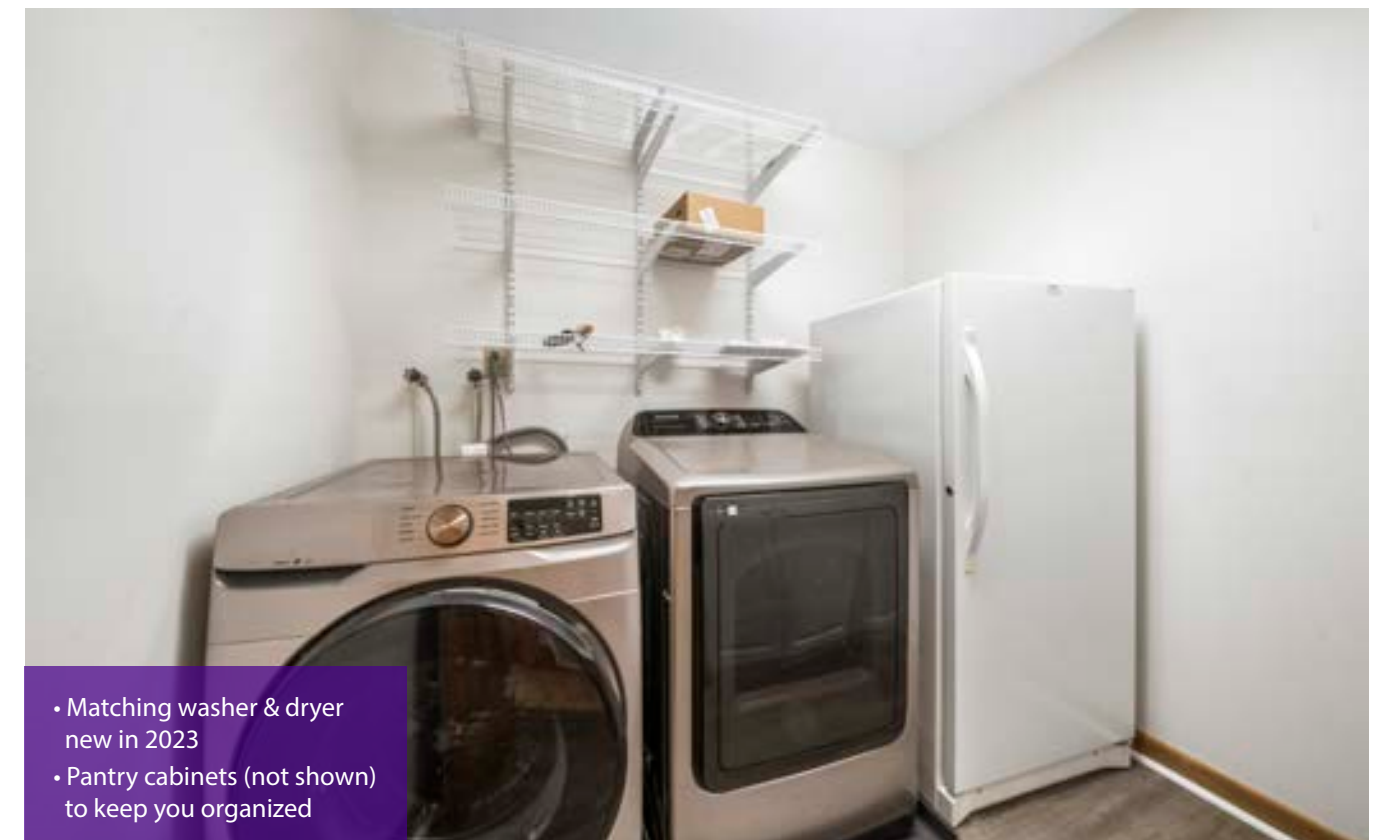
Breakfast Area



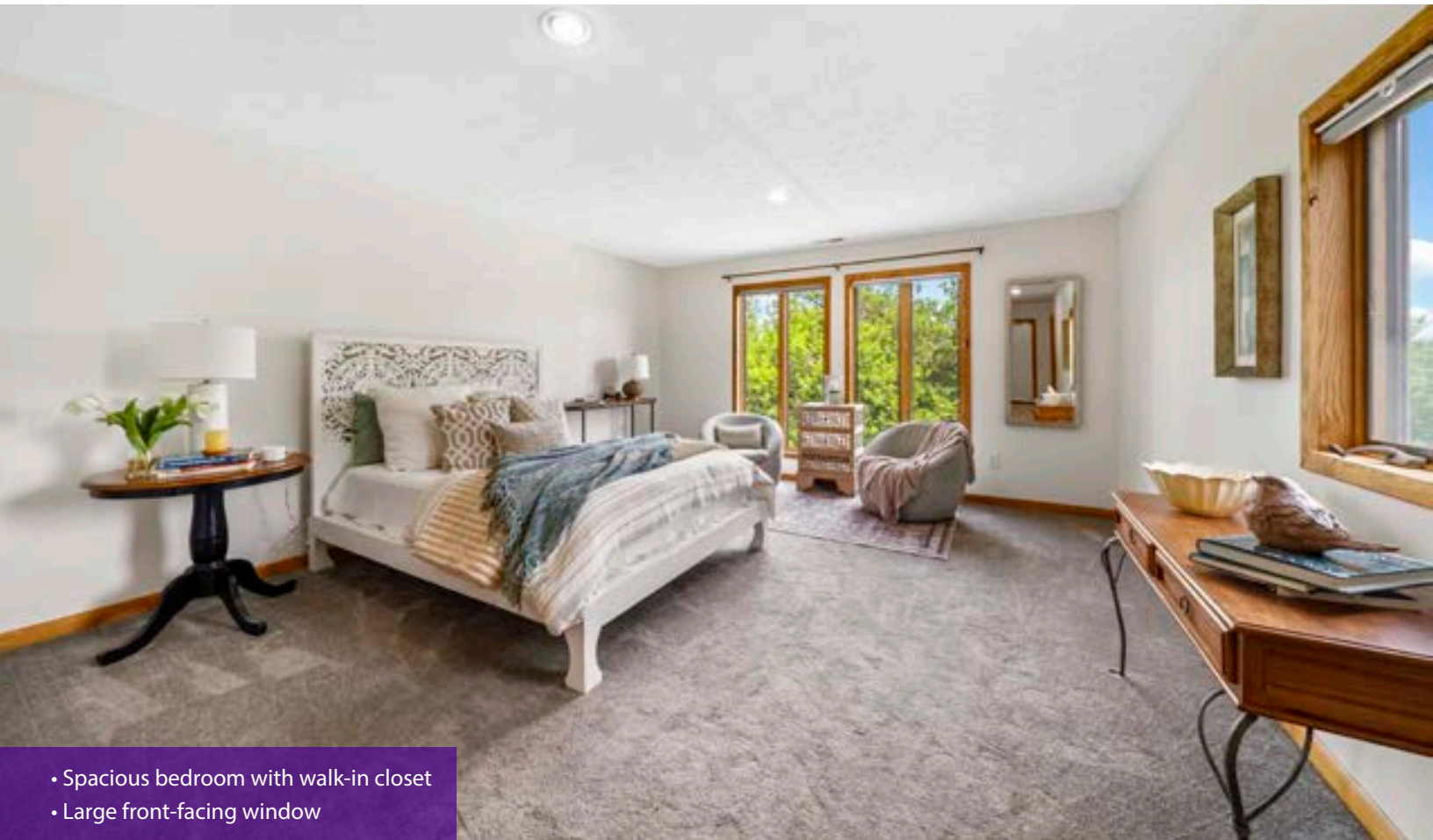
Dining Room



Laundry



Second Bedroom with Attached Private Bath

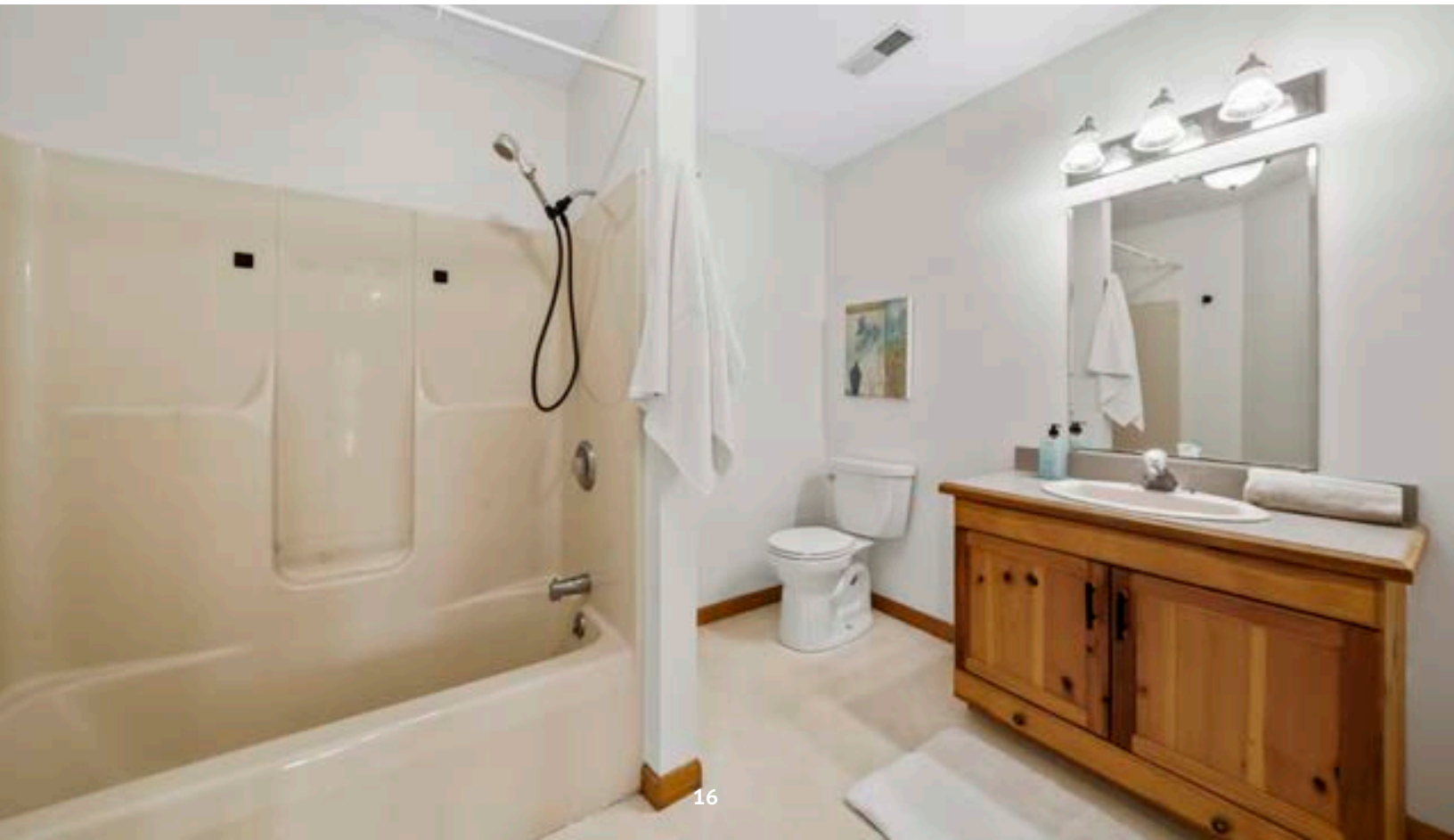


- Spacious bedroom with walk-in closet
- Large front-facing window

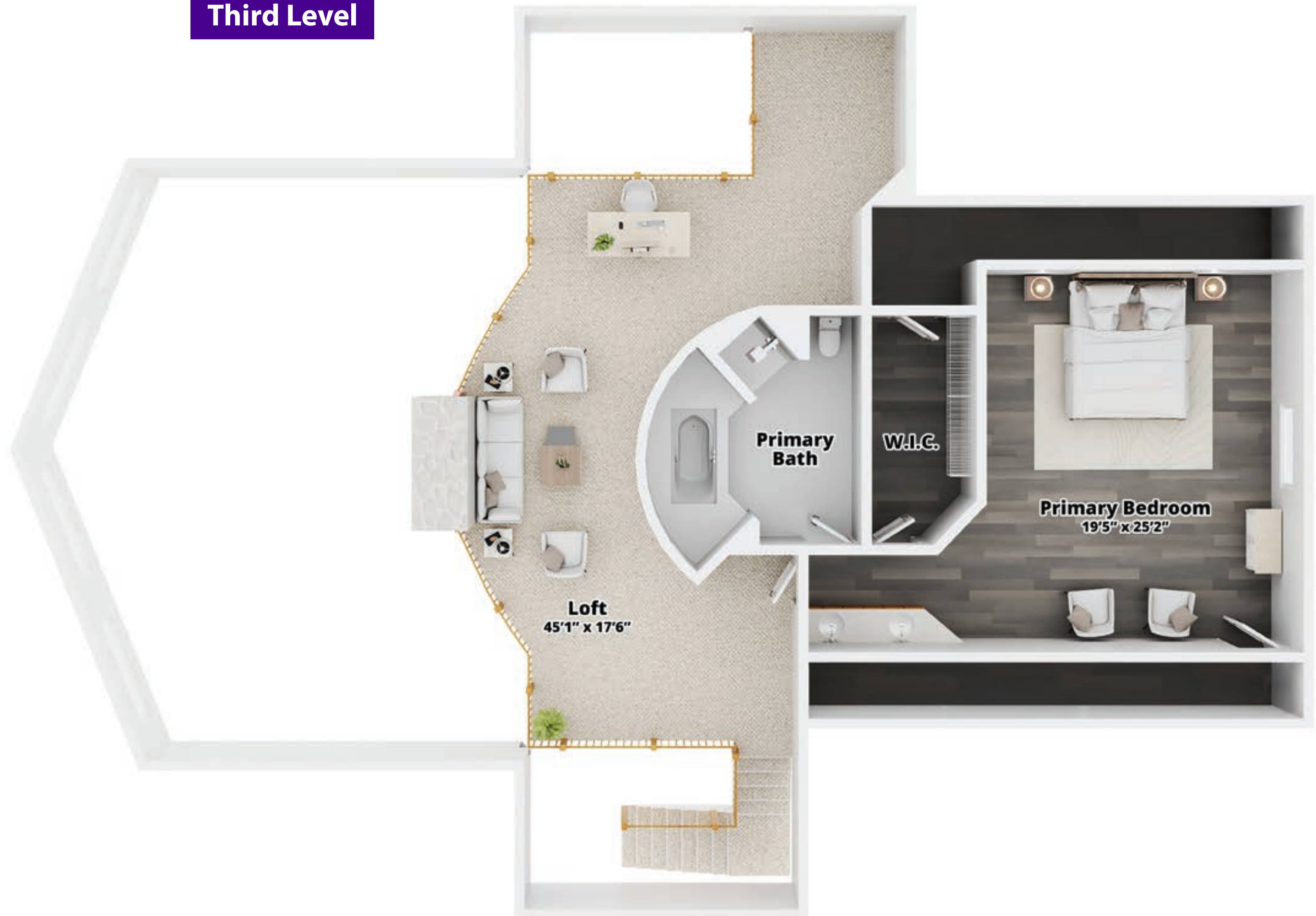
Third Bedroom with Attached Private Bath



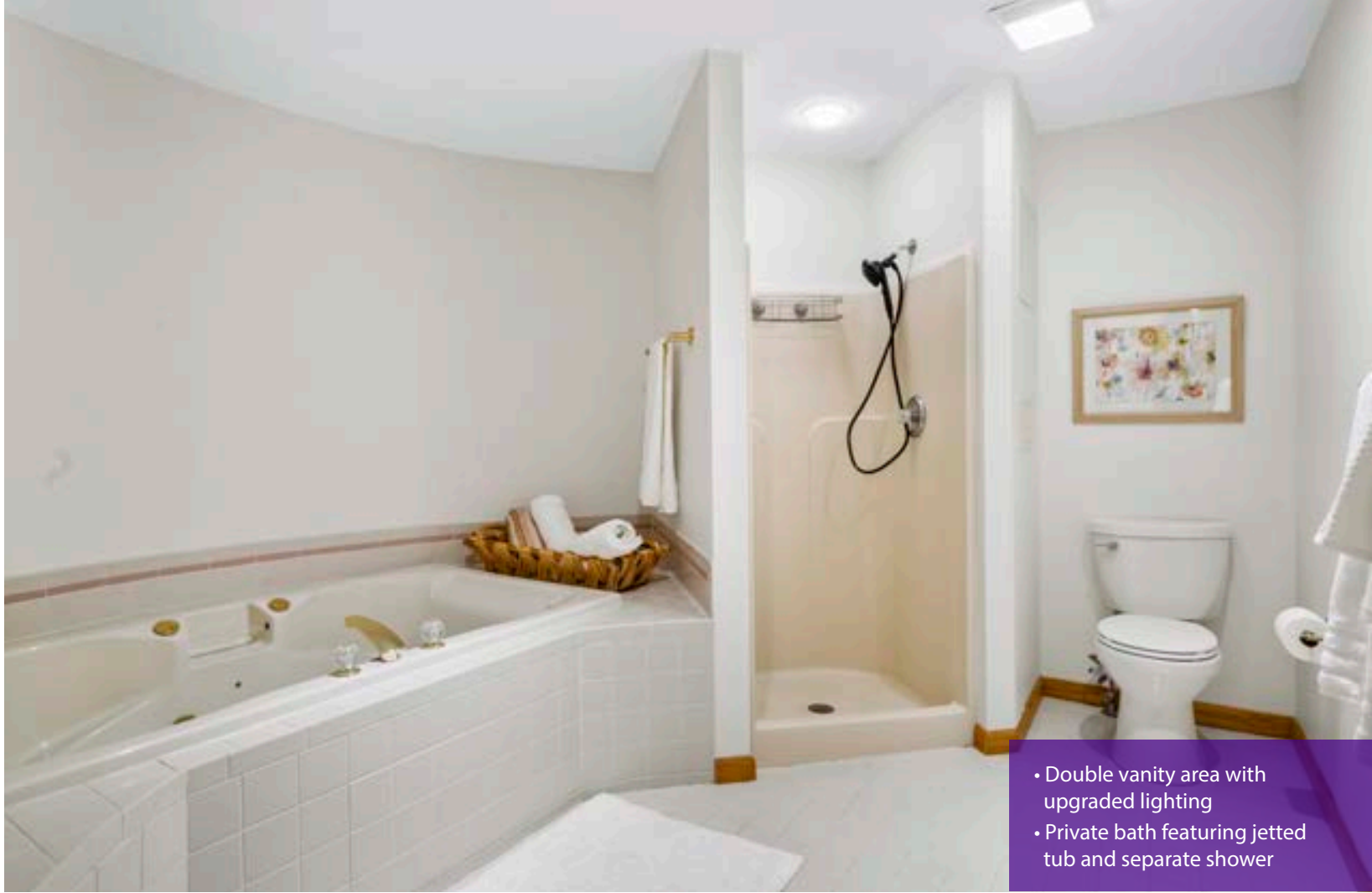
- Spacious bedroom with walk-in closet
- Front yard views



Third Level



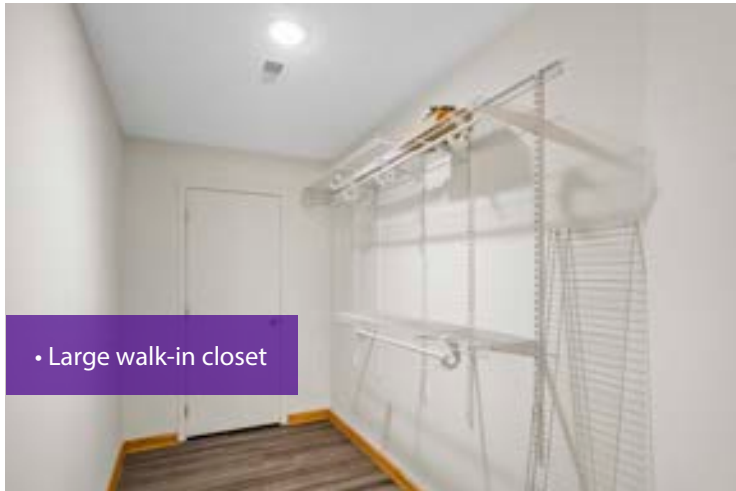
Primary Suite



- Double vanity area with upgraded lighting
- Private bath featuring jetted tub and separate shower

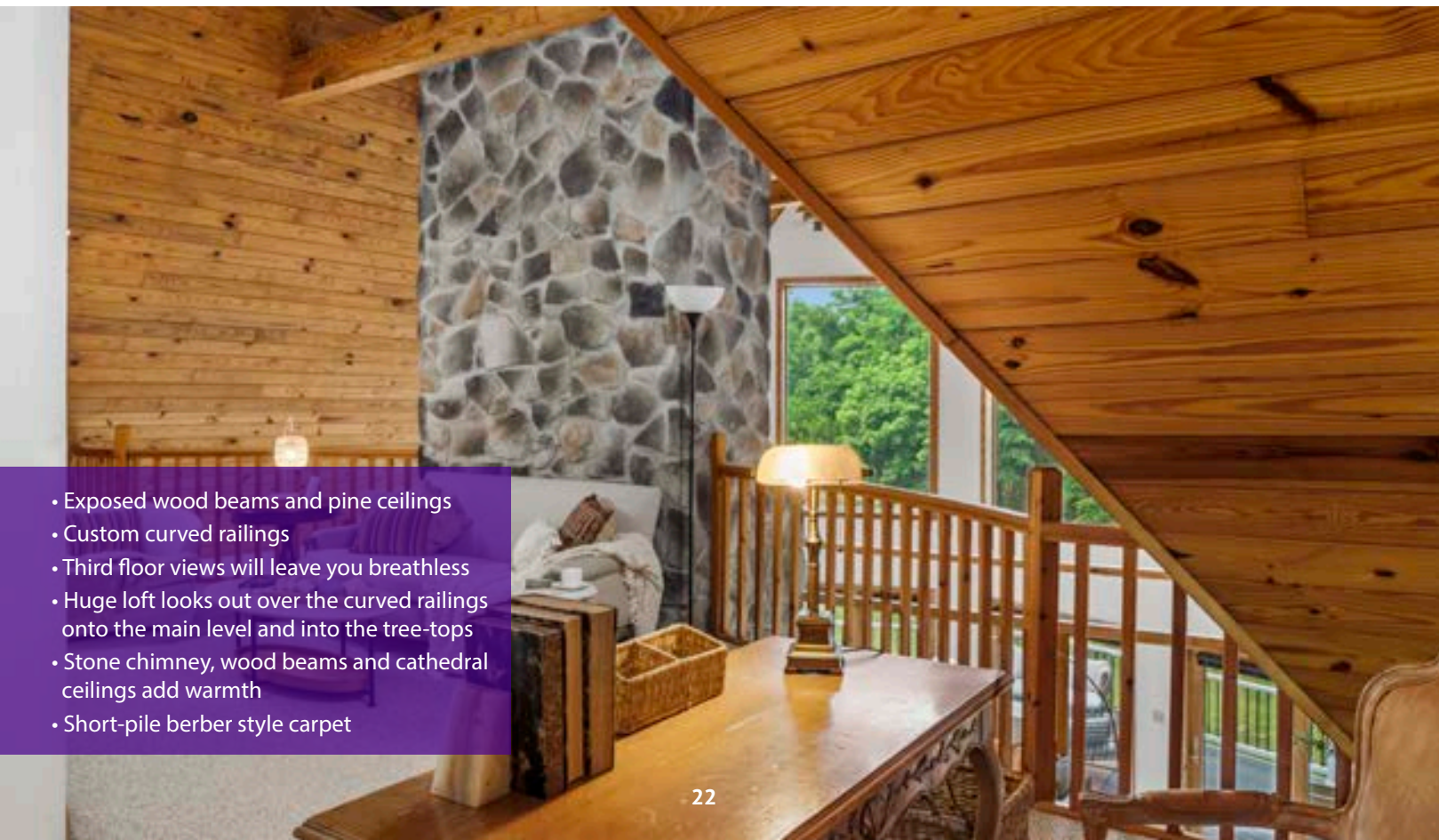
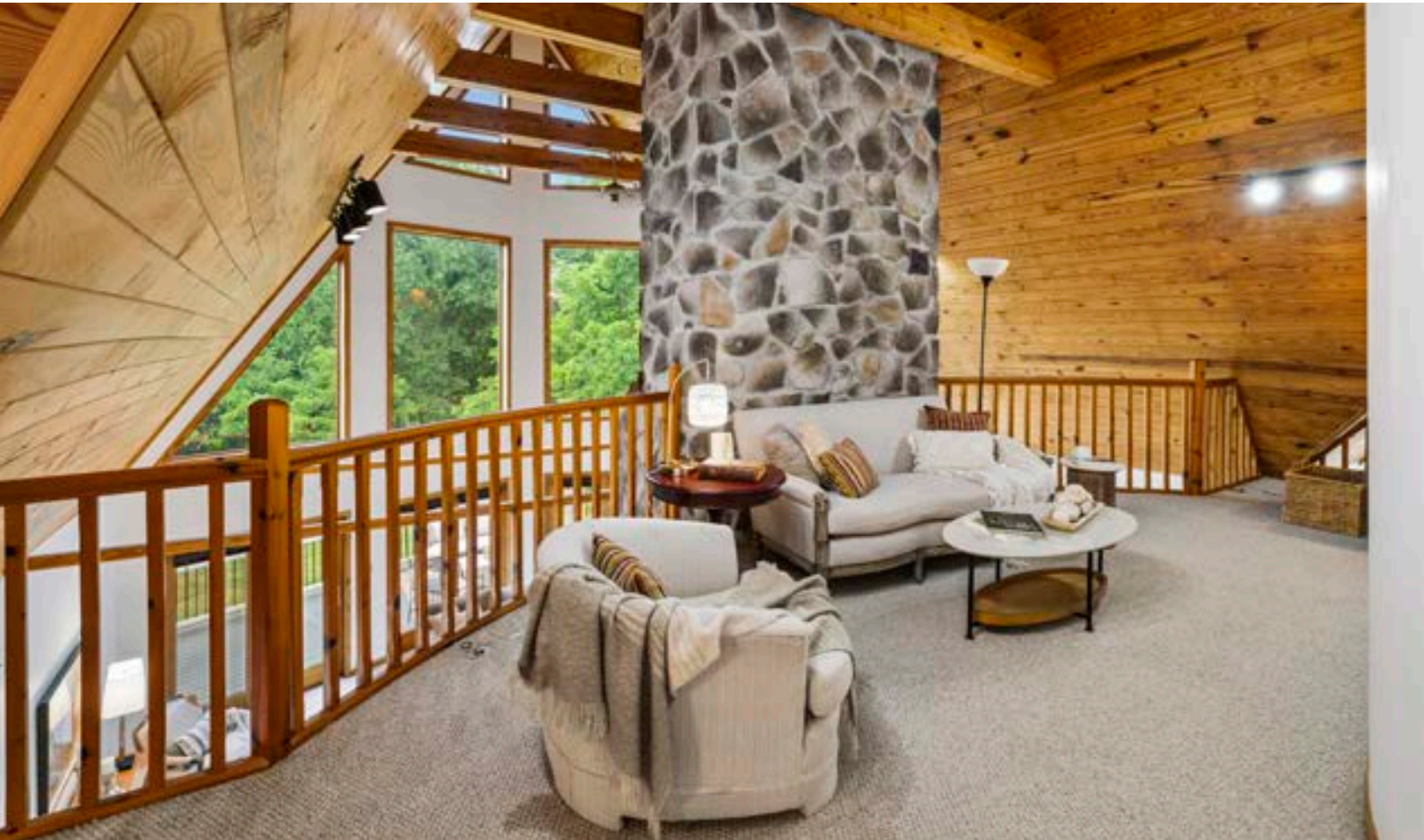


- Expansive mountain and countryside views
- Additional under-eave storage closets
- Cathedral ceilings and luxury vinyl plank flooring
- Aluminum clad windows with UV protection film



- Large walk-in closet

Loft



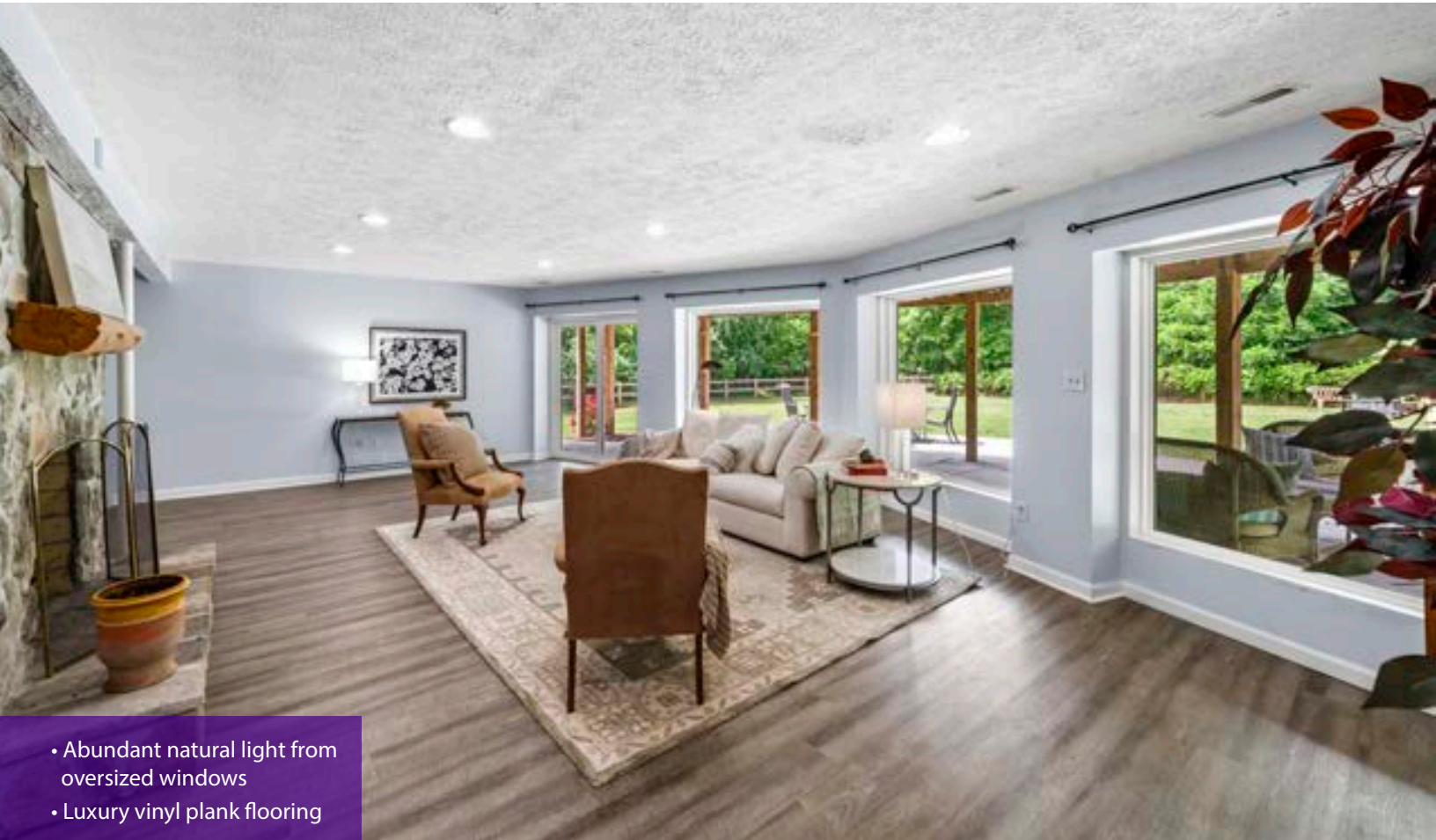
- Exposed wood beams and pine ceilings
- Custom curved railings
- Third floor views will leave you breathless
- Huge loft looks out over the curved railings onto the main level and into the tree-tops
- Stone chimney, wood beams and cathedral ceilings add warmth
- Short-pile berber style carpet



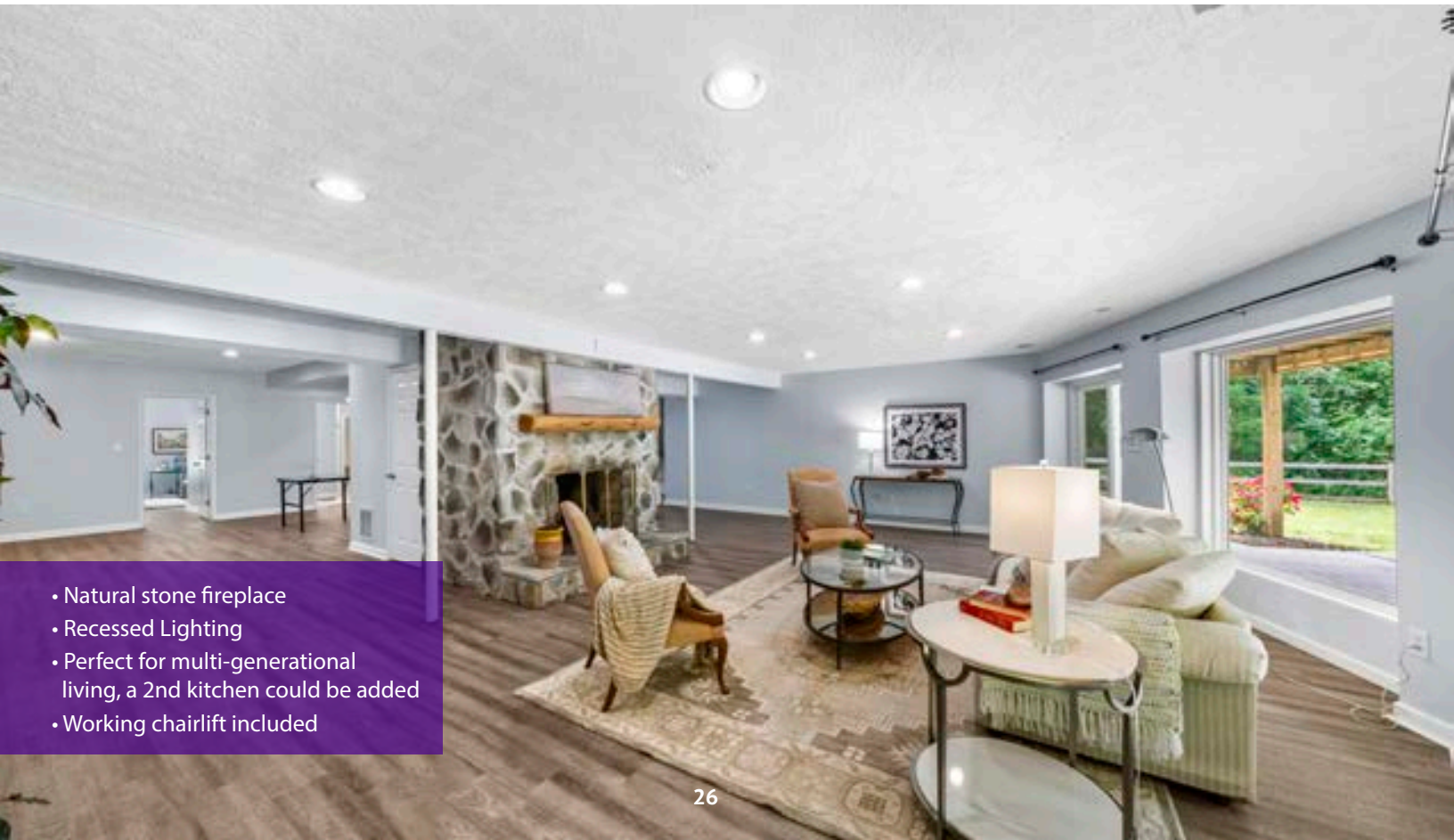
First Level



Family Room



- Abundant natural light from oversized windows
- Luxury vinyl plank flooring



- Natural stone fireplace
- Recessed Lighting
- Perfect for multi-generational living, a 2nd kitchen could be added
- Working chairlift included



- Large flexible gathering space

Fourth Bedroom



Fifth Bedroom



Fourth Full Bathroom





17646 Tract Road - 5-year Upgrade History

Wrap-Around Deck fully rebuilt by Custom Home Creations including base structure. Features Trex Decking with hidden fasteners, color “clam shell”, with white/black aluminum railings and balusters. Installed October, 2023 \$59,700

Driveway expanded and paved by Driveways Today, added pad for new shed. Installed October 2023 \$20,950

New carpet installed by Empire Today, 2 bedrooms and 3rd floor loft, September 2023 \$3,402

New LVP Flooring installed by Empire Today on all three levels, September 2023 \$12,103

Backyard fence installed by Landmark Fence August 2023 4’ high, 3-board with black wire mesh, 4 gates, posts set in concrete \$8,592

New HVAC for main living area, also converted from Oil heat to electric heat pump Oct 2023, \$14,600.

New HVAC for 3rd floor system installed by previous owner June 2023 just before sale.

Septic pumped and flushed August 2023 by JR Septic \$725

Horizon Structures (Amish built) wood shed 10x12 w/30-year architectural shingles purchased September 2023 \$4505

Remove original wood siding, install new Certainteed siding, aluminum fascia and rake cap, Kingspan Green Guard 3D House Wrap, dryer vent, light blocks. Siding is 5” Woodgrain Dutchlap in Sable Brown with brown trim. New 5” Heavy Gauge Gutters, down spouts and Leaf Blaster Pro gutter covers. Completed by Home Genius Exteriors October 2023 \$33,000

Roof replaced by previous owner August 2022, Atlas Roofing Corp, Atlas Signature Pro, 6-nail shingle with Scotchgard Protector, Summit 60 Synthetic Underlayment, installed by Triple R Roofing. Roof was sold with a limited lifetime warranty, however that warranty only applies to the original owner and the first subsequent owner.

Water softener & UV Light system installed Aug 2023 by S & L Water Solutions \$3,000

Window film installed in 3rd floor primary bedroom and all tall windows facing the back of the property in the Great Room. This film helps reduce cooling costs by blocking UV rays. Installed by Veteran Window Film \$4,944.96

Replaced three french doors with large picture windows on the 1st floor and replaced fourth french door with new energy efficient sliding door October 2023.

New well water pressure tank installed 2025.

The following work was completed May 2026: Great Room pine floors refinished, entire home repainted, repairs made to custom curved wood railings, new family room carpet installed, all lightbulbs replaced throughout the house. Various closet and room doors replaced or repaired, exterior house, patio and deck power washed. \$24,000

Additional Appliances replaced:

Viking dishwasher, 3/7/25

Frigidaire Gallery Microwave/Wall Oven 9/23/23

Hot Water Heater 10/2/23

Around the Area Education



Emmitsburg Elementary School

1.5 miles

300 South Seton Avenue
Emmitsburg, MD 21727

(227) 203-1720

Ms Mary B Smith



Thurmont Middle School

9.8 miles

408 East Main Street
Thurmont, MD 21788

(227) 203-2500

Mr Paul Fer



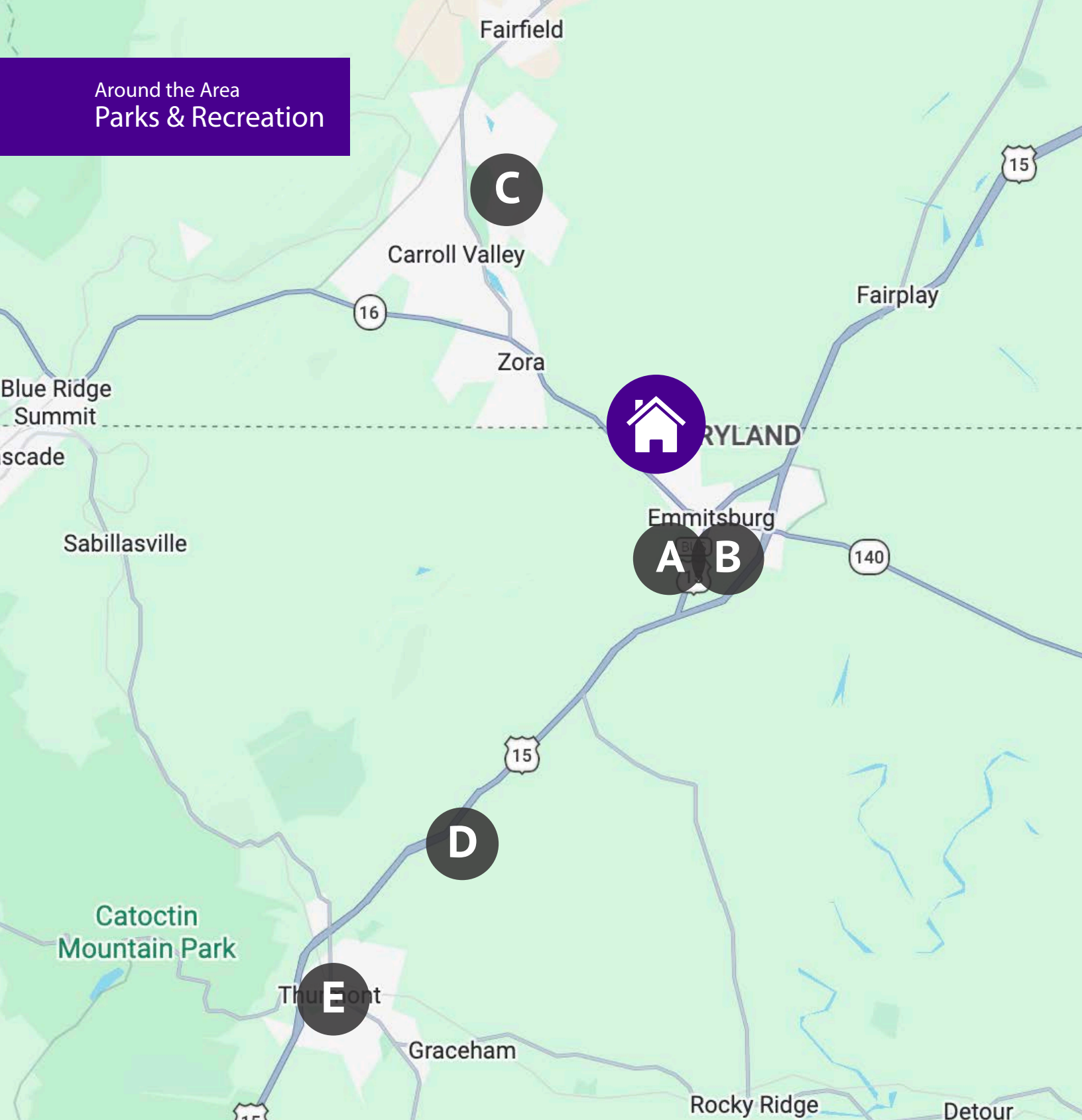
Catoctin High School

8.6 miles

14745 Sabillasville Road
Thurmont, MD 21788

(227) 203-3150

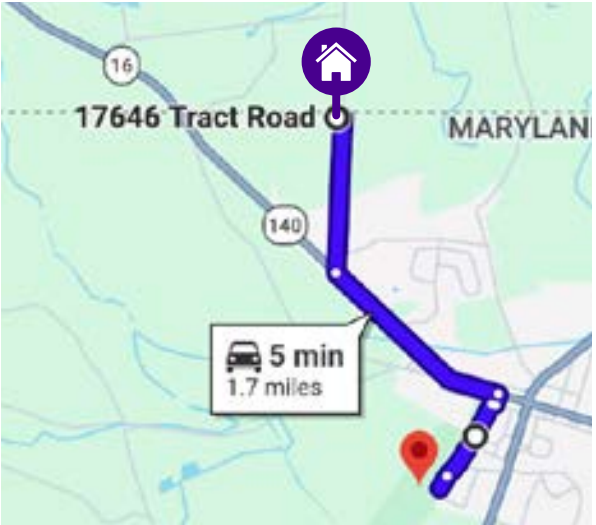
Ms Jennifer Clements



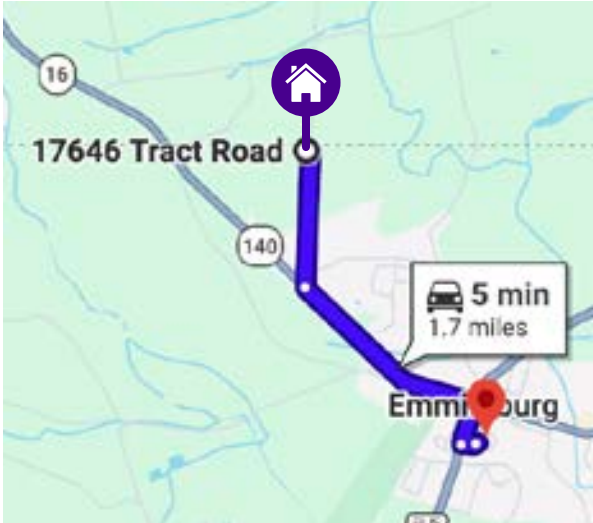
Around the Area
Parks & Recreation

- Parks & Recreation
- A E. Eugene Myers Community Park
- B Emmitsburg Memorial Park
- C Liberty Mountain Resort
- D Catoclin Breeze Vineyard
- E Thurmont Community Park

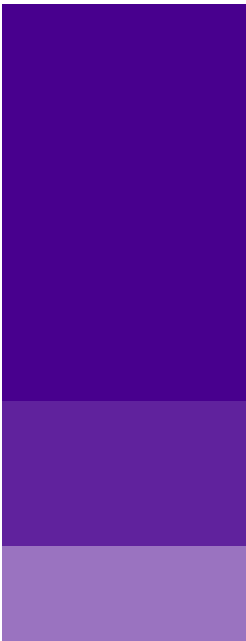
E. Eugene Myers Community Park – 1.7 miles



Emmitsburg Memorial Park – 1.7 miles



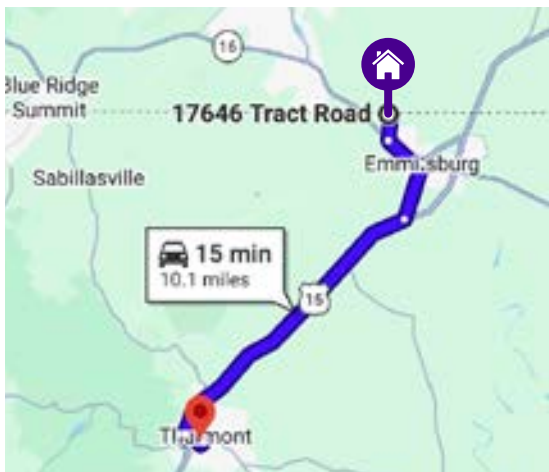
Liberty Mountain Resort – 5.2 miles



Catoctin Breeze Vineyard – 7.3 miles



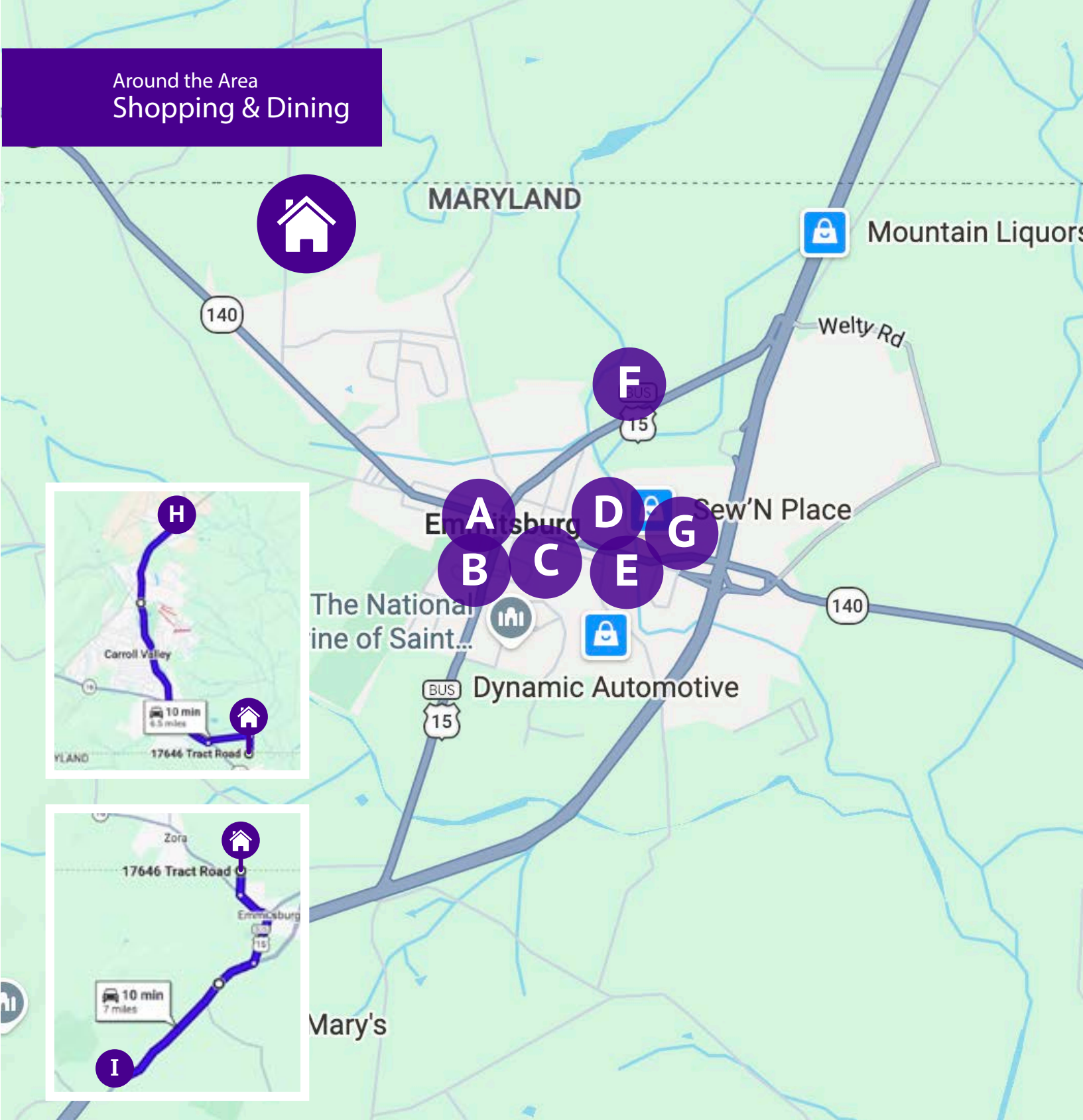
Thurmont Community Park – 10.1 miles



Catoctin Mountain Park – 12.1 miles



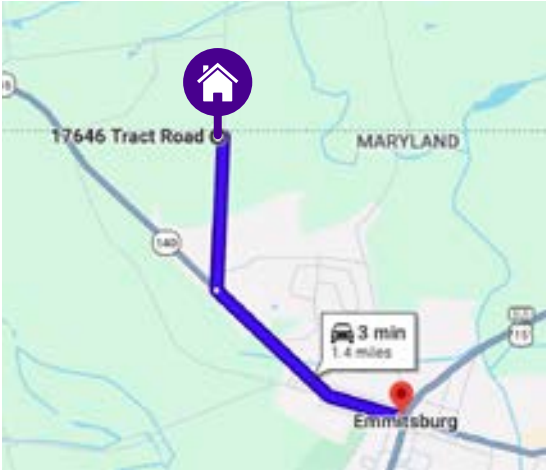
Around the Area
Shopping & Dining



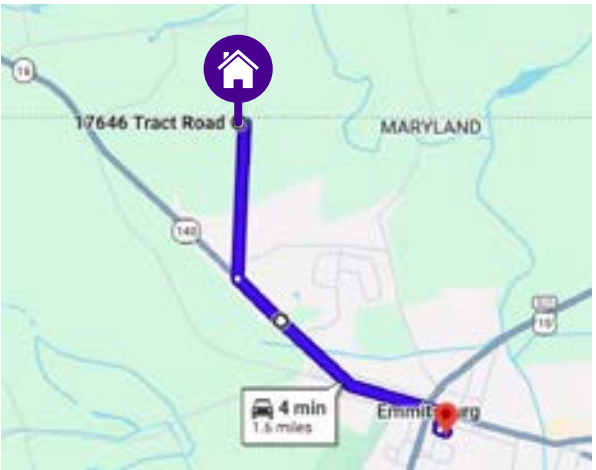
● Shopping & Dining

- | | |
|----------------------------------|------------------------------------|
| A Ott House | F Rube's Crab Shack |
| B The Carriage House | G Jubilee Foods |
| C Emmitsburg Antique Mall | H Fairfield, PA |
| D Dollar General | I Catoctin Mountain Orchard |
| E Ripleigh's Creamery | |

Ott House – 1.4 miles



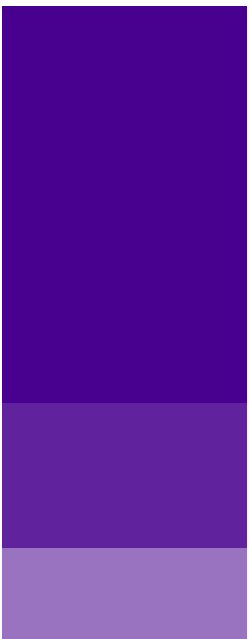
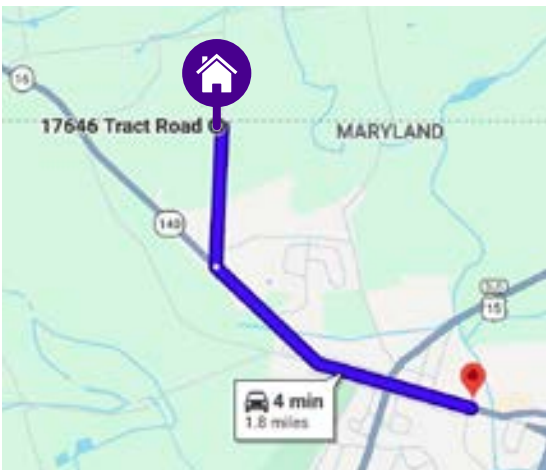
Emmitsburg Antique Mall – 1.6 miles



The Carriage House – 1.6 miles



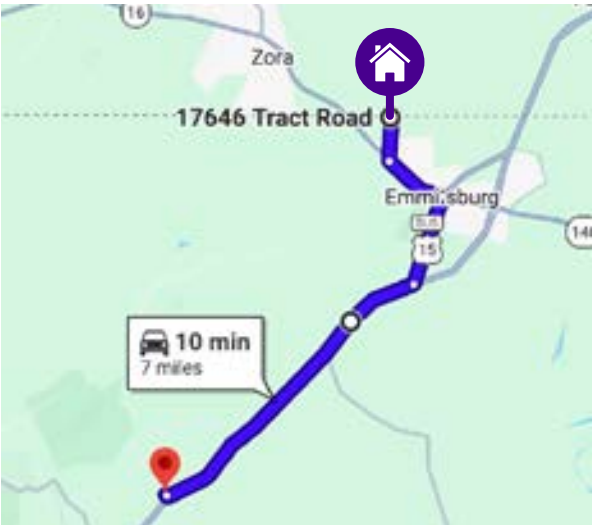
Dollar General – 1.8 miles



Ripleigh's Creamery – 1.8 miles



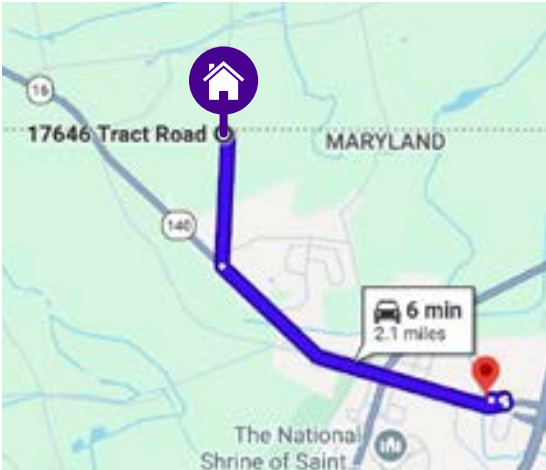
Catoctin Mountain Orchard – 7 miles

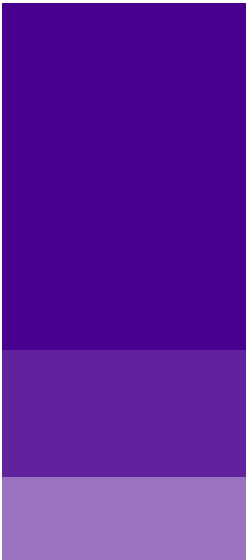
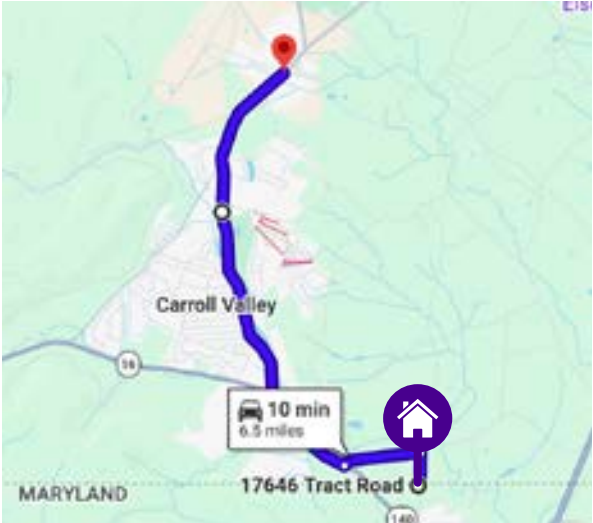


Rube's Crab Shack – 1.9 miles



Jubilee Foods – 2.1 miles







Thinking of Selling Your Home?

Put Hagan Realty to work for you, and you'll be moved!

Services Include

- HDR Photos
- 3D Tours
- 4K Property Tours
- Property Guides
- Targeted Social Ads
- Custom Websites
- Site Maps
- Arial Imagery
- Floor Plans
- Open Houses
- MLS Syndication
- Custom Signs

In an ever-evolving real estate market, Hagan Realty stands out as your go-to partner for selling your home at the best price, in the least time, and with unparalleled success. We go beyond just putting a 'For Sale' sign on your lawn.

Our in-house experts utilize state-of-the-art HDR photography, 4K video, and 3D tours to make your property shine in its best light. Forget generic listings; every home gets a custom website focused solely on showcasing its unique features, and we employ targeted social media ads to reach potential buyers across multiple platforms. We arm visiting buyers with comprehensive property guides detailing everything from your home's amenities to the local schools, and our open houses effectively reach nearly half of all home buyers in the market area.

From the sky with FAA-licensed drone pilots to the ground with full-color, furnished floor plans, we've got every angle covered. If you want your property to stand out and attract top-dollar offers, let Hagan Realty's unmatched tools and expertise work for you.

Contact us today to learn more.

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Thank You for Visiting

Thank you for viewing my listing here at 17646 Tract Road.

If you have any questions regarding this property, or would like to make an offer, please either contact me directly or have your agent do so if you are represented.

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Realtor

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