



AMBLEBROOK™
AT GETTYSBURG

YOUR
GUIDE

— *to* —

EVERYDAY
JOY



AMBLEBROOK™
AT GETTYSBURG

More everyday joy™



Many thanks to all the Amblebrook residents who appear in the pages of this guide for your time, your sense of joy and all you bring to Amblebrook every day.



EVERYDAY JOY STARTS HERE.

Welcome to Amblebrook, where a quick visit will show you a rich community of fun-loving, diverse people having a very good time. And why wouldn't they? All of the ingredients for everyday joy are baked into this amenity-rich and activity-filled destination.

In the pages that follow, we'll take you on a tour of all that Amblebrook has to offer. See for yourself why Amblebrook is such fertile ground for everyday joy.

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Rock Creek Clubhouse Grand Lobby

**JOY
TIP**

Play your heart out, and tomorrow do it again.





Your Guide to Everyday Joy

Choose Abundance

AS ABUNDANT AS A PENNSYLVANIA APPLE HARVEST*

At Amblebrook, you'll discover every opportunity to live your best life. Health and wellness are always in season. And joy is as bountiful and delicious as Dutch apple pie.

**More than 400 million pounds of apples are grown in Pennsylvania annually. How do you like 'dem apples?*

ROOM FOR YOUR PASSIONS. ALL OF THEM.

There's more to love here, starting with life. More to do. More friends. More amenities to enjoy. The 24,000 square foot **ROCK CREEK CLUBHOUSE** serves up near endless opportunities to explore your untapped interests as well as your well-honed skills. Best of all, every



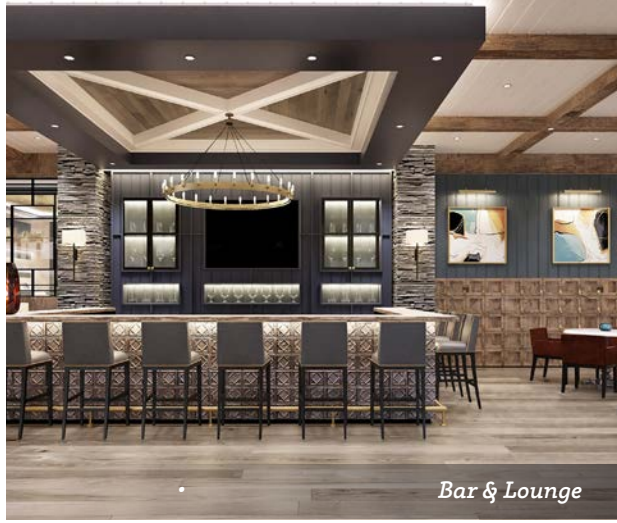
extraordinary amenity comes with the purchase of a home. It's as if your home expands both in acreage and square footage. Exponentially. With possibilities so abundant, your biggest challenge will be deciding what to enjoy next even if it's a day when you curl up with a good book.



Rock Creek Clubhouse



Nourish Kitchen



Bar & Lounge



Dancing in Tempo Lounge



Canvas Studio



Indigo Game Room



Cooking Demonstration in Nourish Kitchen

Rock Creek Clubhouse has a place for every inclination — a private moment or a party of 200. Foodies will be hanging out in the **NOURISH INTERACTIVE KITCHEN**, where local chefs share secrets and recipes. Ready to shape clay into art? Check out **CANVAS STUDIO**. Or break the record for highest-scoring Scrabble word in **INDIGO GAME ROOM**.

Looking for a cozy corner to share a glass of wine? Try the **BAR & LOUNGE**. Or get the band together in **THE TEMPO LOUNGE** for a night of wine-inspired karaoke. (Private beverage lockers are just around the corner.) Outdoors, **THE GREAT LAWN** offers

its own possibilities with games, **FIRE PITS**, a view of **THE POND** and **FISHING DOCK** and more.

Community theater anyone? Big New Year's Eve party? **THE COMMUNITY HALL** is home to a professionally designed **PERFORMING ARTS STAGE**. You'll find everything you'd want for the big show. Dressing rooms, stage lighting, a full back stage and more.

AMBLEBROOK CENTRAL, hosted by a full-time **LIFESTYLE DIRECTOR** and **COMMUNITY CONCIERGE TEAM**, is your information hub for everything Amblebrook.



Jamming in Tempo Lounge



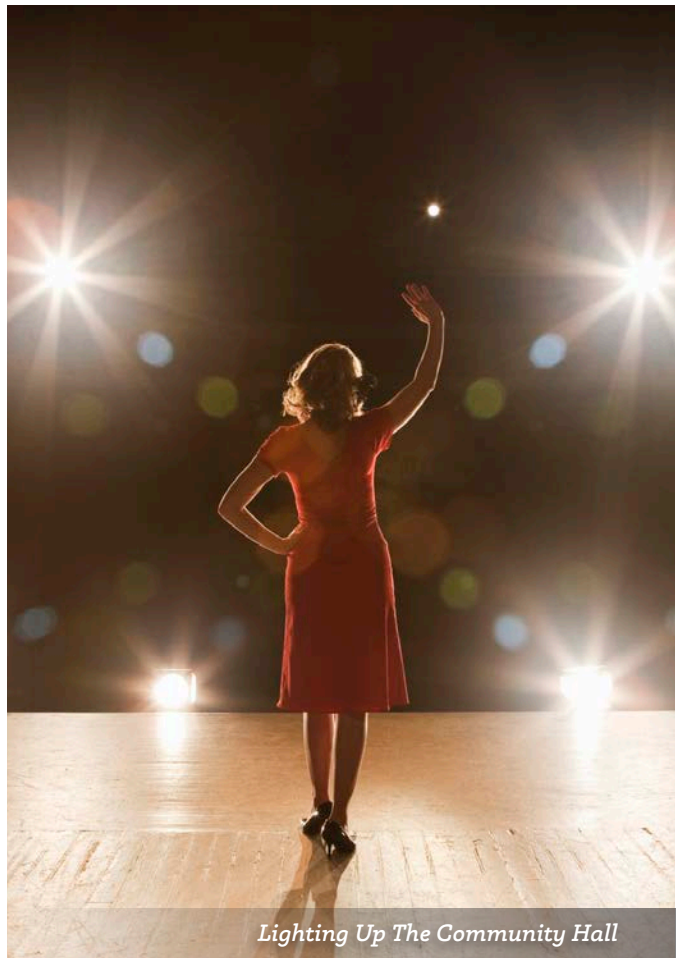
Entertaining the Grandkids in Canvas Studio



Poker Night in Indigo Game Room



Lifestyle Director at Amblebrook Central



Lighting Up The Community Hall

FITNESS FOR ALL. AND FOR ALL SEASONS.



Fitness Center Check-In

The sheer beauty and elegance of the **FITNESS CENTER AT ROCK CREEK CLUB** makes it hard not to show up for a workout (with or without a trainer), a yoga class, on-demand Zumba or a spa treatment. If you've fallen in love with pickleball, games go on year-round thanks to state-of-the-art, **INDOOR AND OUTDOOR COURTS**. And that gym membership? Forget it. The Fitness Center is all the health club you'll ever need.

If you want to lounge, you can relax poolside. If today you'd rather swim one more lap than yesterday, you can pick a pool and get it done. Amblebrook's spectacular **INDOOR AND OUTDOOR POOLS AND SPA** put most resorts to shame and ensure the weather never derails your goals for the day. For those who prefer the support of a group, classes make exercise more fun than it should be.



Indoor Pool



Strength and Cardio Room



Outdoor Sports Courts



Movement Studio



Fitness Center Lobby



The Outdoor Pool

WELLNESS SPRINGS FROM WELL-MADE PLANS.

It's a match designed for health and wellness goals of every shape and size. Amblebrook's partnership with **WELLSPAN HEALTH** puts all the pieces in place to help you be the happiest, healthiest version of you.

With **WELLNESS SUITES** available for a rejuvenating massage, physical therapy, wellness consultations and more, you don't have to leave the neighborhood to self-care in style.



YOUR PERSONAL WELLNESS CHECKLIST

- Rejuvenating Massage
- Physical Therapy
- Wellness Consultations
- Personal Training
- Group Fitness Classes
- Meditation



TAKE A VIRTUAL TOUR
Use your smartphone to scan the code below to tour our stunning Fitness Center!



THE GREAT OUTDOORS IS CALLING. SO IS YOUR FAVORITE SMOOTHIE.

Amblebrook's **TRAIL SYSTEM** makes getting your daily steps easy. If fitness is the goal, you can stop for a stretch on our outdoor yoga lawn or finish with a few laps in the outdoor pool.

Dogs are social butterflies. With tails. That's why we created **HAPPY TAILS DOG PARK**, with separate runs for the big dogs and little ones. And, you can catch up with friends and schedule your next pup playdate.



BOULEVARD WELCOME CENTER offers yet another roomy gathering spot for casual meet-ups with neighbors and friends. Comfy nooks, open air seating and a private media room provide even more places to meet, greet and get a bit cozy, too.



Trailside

One of the best things about living in South Central Pennsylvania is the bounty of fresh produce, ripe for seasonal picking at **HARVEST HOUSE** during weekend farmers markets. This multi-purpose space is also the perfect venue for a private party or game night. In season, there's nothing better than opening the doors and reveling in the night breeze... and great company.



Heartland Market and Café

Located inside the Boulevard Welcome Center, locally run **HEARTLAND MARKET AND CAFÉ** is your go-to spot for fresh, local food, good brews and good conversation. And if you shop the market, you'll find the distinctive flavors of Gettysburg ready to take home.



Harvest House

HOME IS YOUR HAVEN. AMBLEBROOK IS YOUR BACKYARD.



Home is where life gets comfy, even easy. Friends and family feel welcomed. And the serious business of low-maintenance living gets done. Amblebrook mows the lawn, plows the snow and keeps the neighborhood looking great, leaving you time for important things like your book or a game of pickleball. Once you've recharged at home, Amblebrook's entire backyard is waiting - yours to explore. And since each home is brand new and comes with a warranty, peace of mind is included, too.





Open, Modern Designs

**MORE CHOICES. MORE BUILDERS.
MORE OPPORTUNITIES.**

Amblebrook offers more diverse choices for defining what home means to you. Fresh, sunny interiors and built-in quality come standard, but from there, it's up to you. You choose your floor plan. Your style. And the amount of space you want. You choose your homesite. And your homebuilder. Put it all together, and home base is a hub you'll absolutely love - built by a name you can trust. Crown Community Development, with its decade of experience, wouldn't have it any other way.

**More of what you
love in a home:**

SINGLE-LEVEL LIVING
Easy and effortless

OPEN FLOOR PLANS
Space where you want it

DESIGNED TO ENTERTAIN
Family traditions, grandkids,
new friends and old

LUXURY OWNER SUITES
A rejuvenating retreat

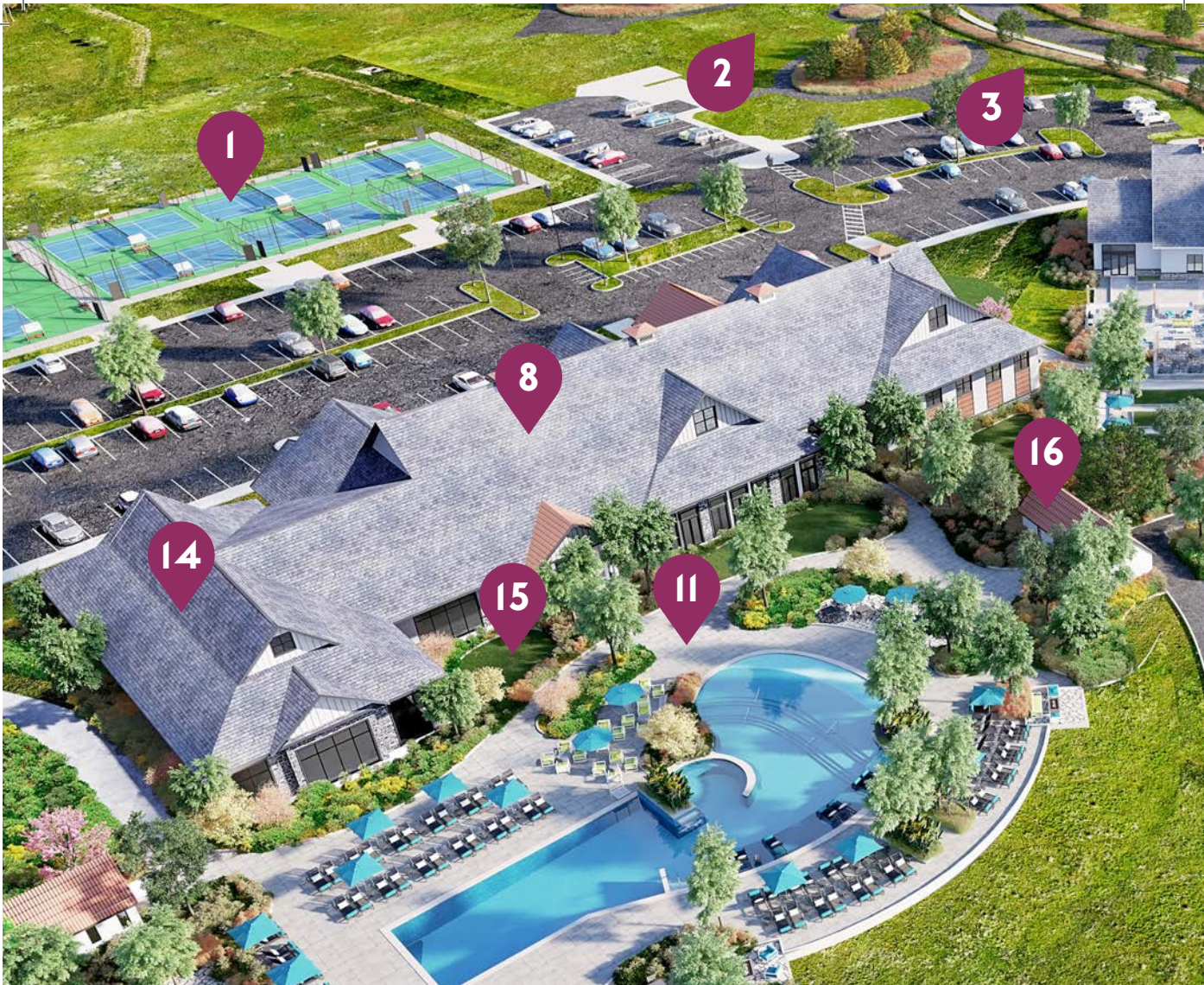
NEW HOME WARRANTY
Peace-of-mind

ENERGY EFFICIENCY
Greater comfort, lower costs

EXPLORE OUR HOMES

Use your smartphone to scan
the code below to tour our
virtual model park.





COMMUNITY MAP

1 Amenities Campus

NEIGHBORHOODS

- 2 Parkview
- 3 Grandview
- 4 Highland
- 5 Greenway
- 6 Woodside

Scan below for
drone aerial video





AMENITIES CAMPUS

- | | |
|--|---|
| 1 Outdoor Tennis & Pickleball Courts | 9 Bocce Ball Courts and Horseshoe Pit |
| 2 Happy Tails Dog Park | 10 Great Lawn, Game Area, Outdoor Seating and Fire Pits |
| 3 Trailhead Park and Trails | 11 Resort Pool, Pavilion and Terrace |
| 4 Outdoor Kitchen | 12 Amphitheatre |
| 5 Rock Creek Clubhouse | 13 Fishing Pond and Dock (North of Amphitheatre) |
| 6 Community Hall & Performing Arts Theatre | 14 Indoor Pool and Spa |
| 7 Boulevard Welcome Center, Heartland Cafe & Market, and Harvest House | 15 Yoga Lawn |
| 8 Rock Creek Fitness Center (With Wellness Suites) | 16 Outdoor Restroom Building |

**JOY
TIP**

Discover a new favorite spot every time you go into town.





Your Guide to Everyday Joy

Live Local

AS LOCAL AS A CURED PORK SCRAPPLE*

Life at Amblebrook is locally sourced, locally inspired and close to the people and places that feed your joy. From here, one path time travels through history. Another offers a direct route to conveniences, services and points beyond. And every bend in the road leads to possibility.

**A pan-fried mix of pork trimmings and cornmeal, often served on toast.*

Best served covered in cheddar cheese.

FOR CONVENIENCES, CURIOSITIES AND CHARCUTERIE BOARDS.



If minutes were measured like a baker's dozen, you'd know how close Amblebrook is to the heart of Gettysburg. An easy drive on US-15 places a variety of shops, healthcare providers and other conveniences close at hand. In town, quaint boutiques, fine restaurants

and lively pubs invite you to come with friends. And come back often. Try a charcuterie board spread with choice meats and cheeses from local farms and markets. Or pair signature dishes with Adams County wines, ciders and brews. *Cheers!*



Drinks and Apps at Nearby Mason-Dixon Distillery

Then there's community life. Museums, art galleries and Gettysburg College foster learning across generations. Take a class or teach one. It's up to you. Volunteer opportunities abound for history buffs, animal lovers and big hearts of all types.



The Charm of Historic Gettysburg

Did You Know?



Amblebrook is Your Gateway to Acres of Natural Splendor.

Whether you're into hiking, rock-climbing, kayaking or snowshoeing, **CALEDONIA STATE PARK** is the all-natural, all-season playground for you. Or connect with the **APPALACHIAN TRAIL** for the trek of a lifetime.



At **CODORUS STATE PARK**, shorebirds and migrating waterfowl make **LAKE MARBURG'S** 26 miles of shoreline a popular rest stop. For birds. Birdwatchers. Boaters and anglers, too. And it's all within a 20-mile radius of Amblebrook.

WHERE DISCOVERY IS AROUND THE NEXT CORNER.

TOUR HISTORIC GETTYSBURG'S FAVORITE HOTSPOTS.

Gettysburg's rich history and reputation attract visitors from all around to see and experience the battlefields that changed the course of our country's future. That mystique and the charm of this historic city are woven into the fabric of Amblebrook — and right around the corner.

What are all those people coming to see? Our trail leads you through the Civil War era to a modern, all-season, mountain-side resort. All here in Gettysburg. Get ready to discover memorabilia, adventure and the many exciting things to do just outside of Amblebrook.



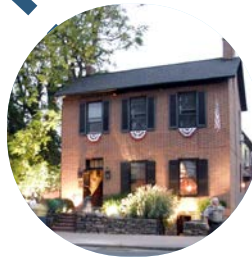
LINCOLN SQUARE

The hub of historic downtown with walkable retail and dining; notably overlooked by Wills House where Lincoln wrote the Gettysburg Address



GETTYSBURG MUSEUM OF HISTORY

An intimate museum with a curious collection of more than 4,000 artifacts from ancient history through the Civil War



FARNSWORTH HOUSE

Historic house and grounds with tours offering local lore, Civil War artifacts and possible ghost sightings



LINCOLN WITNESS TREE

One of 17 trees old enough to have witnessed the battle of Gettysburg located on the east side of Baltimore St. near Lefever St.



GETTYSBURG BATTLEFIELD

A historic district with museums, monuments, battlefield grounds and more, commemorating Gettysburg's 3-day battle



THE DANIEL LADY FARM

Site of a Confederate field hospital during the battle of Gettysburg, a historic farm offering war reenactments and tours



LIBERTY MOUNTAIN

A premier, year-round resort with 100 acres of skiing and snowboarding terrain, 15 snow tubing lanes and an 18-hole golf course



STRAWBERRY HILL

An education center and scenic trailhead to Michaux State Forest's hiking trails through woodlands, streams and ponds

REGIONAL MAP



Harrisburg	45min	Trenton	2hrs 30mins
Baltimore	1hr 15mins	Richmond	3hrs
Annapolis	1hr 18mins	Atlantic City	3hrs 15mins
Washington D.C.	1hr 30mins	Pittsburgh	3hrs 30mins
Winchester	1hr 30mins	New York City	3hrs 30mins
Philadelphia	2hrs		

Scan below for an even more detailed map



Path to Pittsburgh, PA

LOCAL POINTS OF INTEREST

-  Shopping
-  Restaurants / Bars
-  Cultural
-  Fresh Markets
-  Local Colleges
-  WellSpan Health Network of Central PA
-  Hospitals
-  Fire Stations

CHAMBERSBURG



81



HAGERSTOWN



JOY TIP Find the people who make you laugh and keep them close.





Your Guide to Everyday Joy

Get Connected

AS CONNECTED AS PATCHWORK SQUARES IN AN HEIRLOOM QUILT*

Amblebrook's full calendar of clubs and events means there's always something interesting to do. And interesting friends to do it with.

Laughter. Friendly competition. Shared discovery. These are the important connections that stitch every moment into joy-filled days.

**An artform in which fabrics are pieced together to create an enduring, warm blanket. Traditionally, a community endeavor.*

WHERE THE CHERRY ON TOP IS YOU.



Ever heard you can have your cake and eat it, too? At Amblebrook, you can also bake your decadent dessert in cooking class. Learn to photograph it under perfect lighting. Choose a wine that pairs nicely. Burn the calories off on the treadmill. And give the best pieces of any day to

the friends who celebrate it with you. Everything about Amblebrook inspires easy, meaningful connections. Built-in gathering spaces, amenities and social clubs bring you and the community together. And a full-time **LIFESTYLE DIRECTOR** is here to connect you to your interests.

Find Your Passion

There's someone at Amblebrook with similar interests as yours. Our Lifestyle Director is here to help you and your new friends get together.

Studio & Performing Arts

Fitness & Wellness

Travel & Exploration

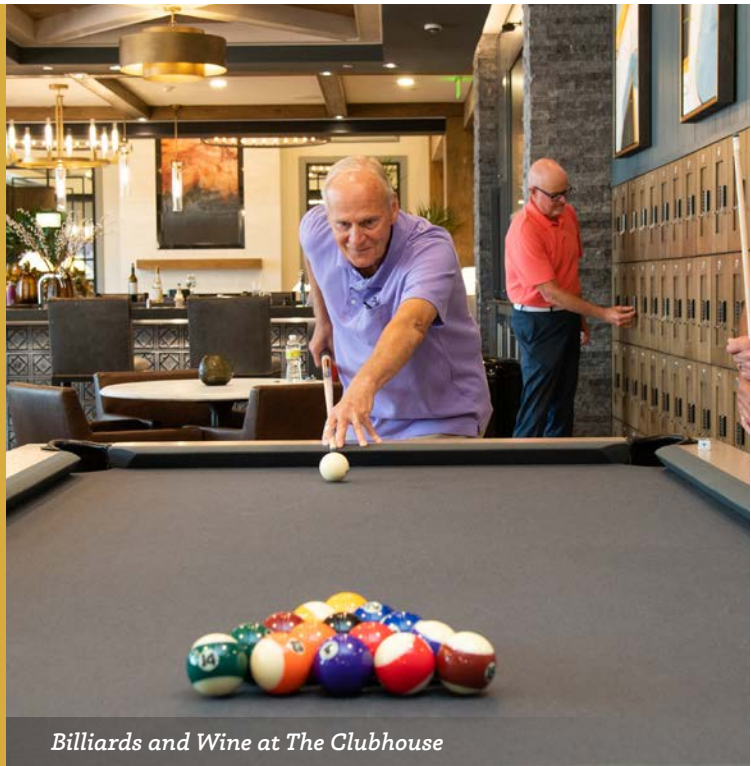
Food & Wine

Bourbon & Craft Brew

Taking It Outside

Learning & Teaching

Giving Back



Billiards and Wine at The Clubhouse

Amblebrook's **SOCIAL CLUBS** are where deep friendships are born and neighbors begin to feel like family. What do you want to do? The sky is the limit when it comes to pursuing passions and personal exploration. And there's someone fun already here with interests just like yours.



GAMERS

When the intellectual contest is as fulfilling as a win. Or nearly so.

- Mahjong**
- Scrabble**
- Euchre**
- Canasta**
- Billiards**



EPICURISTAS

For those who enjoy celebrating food and wine with friends.

- Stumblebrooks Beer Club**
- Wine Club**
- Culinary Club**
- Purple Cow Whiskey Club**



NEIGHBORLY

When caring for your neighbors is a way of life.

- Lifestyle Advisory Committee**
- Caring Neighbors Group**



EXPLORERS

For those intent on seeing more of the world. Near or far.

- Photography**
- Italian Club**



CREATORS

For those who believe that hearts are bound by thread, paint and clay.

- Sewing**
- Crafts**
- Crochet**



MOVERS & SHAKERS

As if sitting still was ever an option.

- The Amblers Walking Club**
- Golf Gals**
- Pickleball**

Fun, new social clubs are formed with delightful regularity; more interests, more connections, all the time! Have an idea for a club? Don't see your passion or New Year's goal on the list? The Lifestyle Director is ready to help you make it happen.

GETTYSBURG'S SEASONAL EVENTS, RIGHT AROUND THE CORNER.

JAN - MAR

GETTYSBURG LECTURE SERIES

You'll learn about Civil War era individuals, events and locations from National Park Service rangers.

APR - JUN

GETTYSBURG FESTIVAL OF RACES

Historic races — a marathon, half-marathon and 5K — are held on the Gettysburg battlefield.

SPRING OUTDOOR ANTIQUe AND ART SHOW

You never know what treasure you'll find for your home. Or as a one-of-a-kind gift.

JUL - SEP

A GETTYSBURG FOURTH

This Independence Day comes with fireworks, music, food trucks and a setting like no other.

MEMORIAL DAY CAR SHOW

Whether you're an enthusiast, collector or spectator, the hot wheels at this event are worth a look.

ADULT GOLF ACADEMY

Ready to improve your game? Operation 36 Golf at The Links is a learning program for anyone.

BLUEBERRY FESTIVAL

Pick berries and cut fresh flowers at Hollabough Bros. Farm. And grab a scrumptious pie to go.

PEACH FESTIVAL

Juicy, sun-ripened peaches and seasonal treats are calling you to Hollabough Bros. Farm.

STRAWBERRY FESTIVAL

Fresh berries, bakery treats and live music will make your day at Hollabough Bros. Farm as sweet as strawberry ice cream.

OCT - DEC

APPLE HARVEST FESTIVAL

Nothing's sweeter than a fresh-picked apple. Unless it's an apple cider donut and warm cider.

REMEMBRANCE DAY PARADE

Honoring the soldiers and civilians of the American Civil War, this parade marches through historic downtown Gettysburg.

CHORAL SOCIETY CHRISTMAS CONCERT

At this concert, the season's bright, joyful music isn't the only thing in the air. So is a spirit of comradeship.

Gettysburg's rich history connects volunteers with opportunity.

People come from all over the world to experience firsthand the battlefield at Gettysburg and tour the National Military Park Museum and Visitor Center — all of which are essentially in your backyard. Once you've taken the tours and felt for yourself the solemn power of those acres, you may be inspired to share your love of history and people as a volunteer. The Gettysburg Foundation is always looking for help. And they're not the only ones. Amblebrook residents have ample opportunities to connect with the Gettysburg community through Gettysburg College and nonprofits that speak to every need and interest.



WHAT'S HAPPENING AT AMBLEBROOK TODAY?

Use your smartphone to scan the code to learn more about our social clubs and latest calendar of events.



**JOY
TIP**

Treat yourself to something you love on a daily basis.





Your Guide to Everyday Joy

Be Happy

AS HAPPY AS AN EASTERN MEADOWLARK*

At Amblebrook, a new day is precisely that. Twenty-four hours wide open to make your mark. And find your joy. With every possible resource at your fingertips, today, you are the plan. Tomorrow, too.

**A bright, yellow-breasted songbird known for its favored fence-post perch.
And its sweet, simple warble.*

HAPPINESS. THE EASIEST CHOICE YOU'LL EVER MAKE.

At Amblebrook, every ingredient for health, vitality and well-being is on hand. Locally sourced. Happiness is in every activity you choose. Every incomparable amenity you enjoy. And every day is brighter and better because you share it with friends. Connected by the life you love. These are the seeds that grow *more everyday joy.*



Joy comes in the simplest moments. It could be sunlight brightening your new kitchen. And highlighting design details you hand-picked. It could be cold milk delivered to your doorstep. Or a bowl of farm fresh apples on the table. Sweet and crunchy. You'll recognize happiness by the way it feels. Warm. Comfortable. And as familiar as the smile on your face.



Saturday Morning at Harvest House



Amblebrook Pickleball Club



Movie Night at Sage Theatre



Texas Hold 'Em in Indigo Game Room



On the Trail to Happy Tails Dog Park



A PLACE CREATED FROM VISION, COMMITMENT AND EXPERIENCE.



At Amblebrook, peace-of-mind grows as certain as the wildflowers on Pennsylvania's rolling hillsides. The reason is simple. Amblebrook at Gettysburg builds on the enduring legacy of Crown Community Development. And exemplifies the commitment of this forward-thinking, century-old company to making home an extraordinary place for life.

As you get to know Amblebrook, you'll easily spot all the telltale touches of a Crown Community Development — integrity and

precision planning, land stewardship and meticulously planned premier communities deeply connected to the unique settings they inhabit. It starts with sourcing the best land, engineers and builders to bring that vision to life - from a thoughtful architectural mix to an upfront investment in exceptional amenities. Each community - Amblebrook, no exception - creates a lasting impression and delivers value for decades to come.

1919

HENRY CROWN COMPANY FOUNDED
A family-owned business, started by one of Chicago's most notable civic leaders

Construction begins on Rockefeller Center. The Crown family is a major stakeholder



1932

CROWN FAMILY FOUNDATION ESTABLISHED

In a spirit of tikkun loam - which means repairing the world - creates social impact in areas such as education, the environment, global health and the Jewish community

1947

CROWN COMMUNITY DEVELOPMENT FOUNDED

Expanding into one of the largest privately held business and land developers in the U.S. with communities that model excellence in land stewardship and neighborhood development

1988



Crown Community Development expands into Florida

2001

NATIONWIDE DEVELOPER WITH 11 ACTIVE COMMUNITIES

Positioned in highly desirable locations including Chicago, Tampa, Seattle, Denver, Nashville, Indianapolis, Austin, San Antonio and Gettysburg

TODAY

YOUR AMBLEBROOK MUST-SEE CHECKLIST

JOY IS ALL AROUND YOU.

This guidebook showed you many of Amblebrook's treasures and introduced you to the abundance of people, activities and amenities that contribute to the joyful lives that unfold here every day. **HAVE YOU SEEN IT ALL IN PERSON?**

Here's a checklist for your in-person tour. You'll want to see it all.

ROCK CREEK CLUBHOUSE

- Nourish Kitchen
- Canvas Studio
- Tempo Lounge
- Indigo Game Room
- Bar & Lounge
- Sage Theatre
- Amblebrook Central
- Outdoor Kitchen

- Community Hall & Performing Arts Stage

- Great Lawn, Game Area, Outdoor Seating & Fire Pits

- Bocce Ball Courts & Horseshoe Pit

- The Amblebrook Trails

- Happy Tails Dog Park

- Amphitheatre

ROCK CREEK FITNESS CENTER

- Indoor Pool & Spa
- Indoor Pickleball & Basketball Courts
- Men's & Women's Locker Rooms
- Strength & Cardio
- Movement Studio
- Wellness Suites

- Outdoor Pool & Lounge Area

- Outdoor Pickleball & Tennis Courts

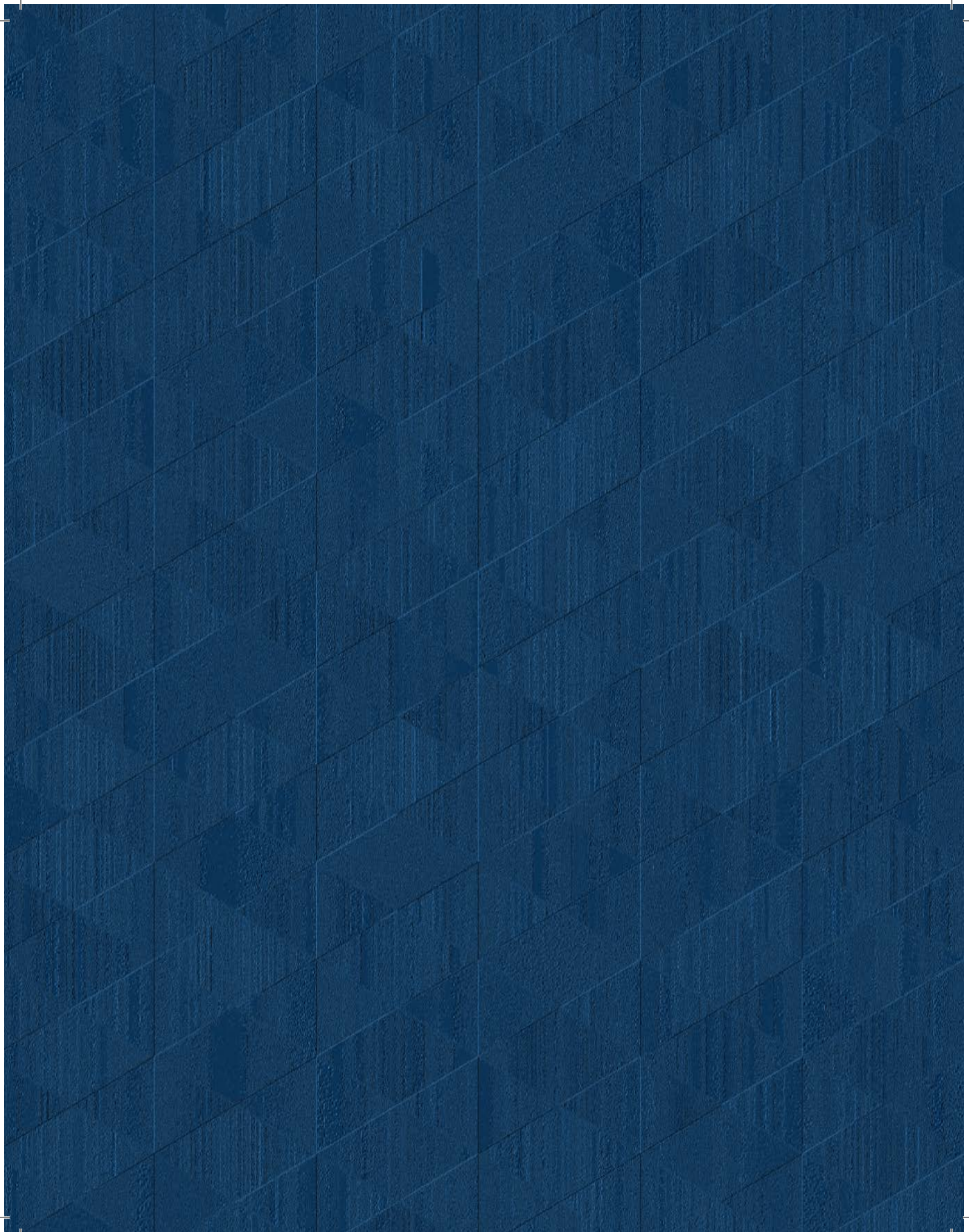
- Fishing Dock

- Community Garden

- Harvest House

- Boulevard Welcome Center

- Heartland Market & Café





AMBLEBROOK™
AT GETTYSBURG
More everyday joy

Already thinking about another visit?
We sure are. Snap the code below to
schedule your VIP tour or ask about
our famous *Mix and Mingle* parties.



AmblebrookGettysburg.com
(717) 345-8150

55+ ACTIVE ADULT LIVING
SINGLE-FAMILY & VILLA HOMES

The Community is intended to provide housing primarily for persons 55 years of age or older and additional restrictions apply. The Community shall be operated as an age-restricted community in compliance with all applicable state and federal laws. Any illustration/depiction is based on the current proposed development concepts and actual development may vary from what is depicted. Certain features and amenities depicted have not yet been, and may not be, constructed, and views may be impacted by future development. This material shall not constitute an offer or solicitation in any state where prior registration is required. Amblebrook™ is pending trademark registration by CCD Rock Creek LLC. All rights reserved. 2022 CCD Rock Creek LLC.

