



LOCATION DESCRIPTION

The Inn at Ragged Edge is located in Chambersburg, Pennsylvania, just 30 minutes from Gettysburg. It is only 90 miles west of Philadelphia and is easily accessible by car via the Pennsylvania Turnpike and Interstate 81. For those traveling by plane, the Harrisburg International Airport is less than an hour away. The inn is situated close to a wide range of activities, including historical attractions, outdoor adventures, shopping, dining, wineries, golfing, and theater. Guests have the opportunity to explore the town's rich history in the

Civil War and American Revolution, and can also discover the secrets of the Underground Railroad through engaging exhibits and tours. Nature lovers can immerse themselves in the breathtaking beauty of Rocky Ridge Park, hiking trails, picnic spots, hidden waterfalls, and activities such as boating, fishing, and swimming at Lake Marburg. The town and surrounding area are rich in history and offer many popular attractions such as Memorial Park, The Old Jail, Cluggy's Amusement Center, and Capitol Theatre.

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ADDITIONAL INFO

- Antique - Steinway & Sons Grand Piano - In addition to asking price
- Piano - Awaiting Appraisal
- Property Priced at \$117SF
- 4.6 Stars on Google
- 4.5 Stars on TripAdvisor

VIDEO

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	6.54 Acres
Building Size:	17,000 SF

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PROPERTY DESCRIPTION

Escape to elegance and charm at The Inn at Ragged Edge, a stunning 17,000 sq ft mansion nestled on 6.5 acres. Originally built in 1900 for Colonel Moorehead C. Kennedy, Vice President of the Pennsylvania Railroad, as a summer cottage, The Inn at Ragged Edge is a living piece of history. Designed by renowned Philadelphia architect Frank Furness, the mansion boasts a unique "pebbling" exterior finish, the same process used on the historic Biltmore mansion.

Step inside and be greeted by a grand entrance featuring double-wide doors, hardwood floors, original millwork, and an ornate hand-carved quarter-sawn chestnut staircase. Explore the expansive grounds, situated on solid limestone bedrock, and stroll along the acclaimed trout fishing stream, the Conococheague Creek.

From cozy standard rooms to luxurious suites, The Inn at Ragged Edge offers a total of 13 bedrooms and 13 ½ bathrooms, with 9 bedrooms and 9 ½ bathrooms available for guests. The inn also boasts a full apartment in the basement with a private entrance and a separate owner's quarters. There are three full kitchens, with one available for guests. The standard rooms feature beds, seating areas, and private baths. The deluxe rooms feature whirlpool tubs, fireplaces, and balconies. For the ultimate in luxury, the Inn's suites offer separate bedrooms and spacious living areas. Each guest room has a private bath, with 4 rooms providing king-sized beds and 5 offering queen beds.

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	52,606	105,356	257,634
Average Age	43	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	21,338	41,653	101,234
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,402	\$91,694	\$94,798
Average House Value	\$270,444	\$278,381	\$302,057

Demographics data derived from AlphaMap

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PROPERTY HIGHLIGHTS

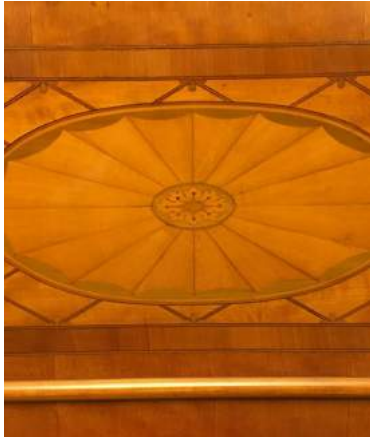
- Full apartment in basement with private entrance.
- Separate owner's quarters
- There are 45 asphalt spaces with additional grassy areas to park 40 more vehicles. The entire driveway system was freshly resurfaced in 2015.
- Unlimited potential changes of use
- Onsite Events - 125 guests are accommodated in-doors, wrap-around porch can accommodate an additional 100 seated guests
- Available in addition to the asking price is a Steinway & Sons Grand Piano
- All guest rooms are individually temperature-controlled
- All guest rooms include en-suite bathrooms
- Underutilized event space for parties, weddings, receptions, etc.

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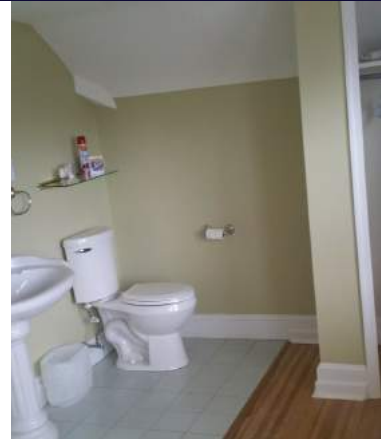
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