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<b>List Number</b>	18-1839	<b>List Price</b>	\$ 259,000
<b>Property Type</b>	Residential	<b>Rooms</b>	8
<b>Status</b>	Active	<b>Ttl Beds</b>	4
<b>Levels</b>	2 Story	<b>Half Baths</b>	0
<b>Stories</b>	2.00	<b>Full Baths</b>	2
<b>Est Yr Built</b>	1995	<b>Ttl Baths</b>	2
<b>Foreclosure</b>	No	<b>Family Room</b>	No
<b>Gar #Cars</b>	0	<b># of Fireplace</b>	1
<b>Exterior:</b>	T-1-11	<b>Acres +/-</b>	0.56
<b>Roof:</b>	Comp Shingle	<b>Lot/Land Dim</b>	See Documents
<b>Driveway:</b>	Gravel	<b>Road Frontage</b>	112.00

**Address:** 265 Roundabout Way  
**City:** Union Dale **State:** PA **Zip:** 18470  
**Loc/Development:** Elk Meadows  
**Body of Water:** Lake Rights

*Provided as a courtesy of*  
**Jane G Matthews**  
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 Gerber Associates RE Inc.  
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 Office Code: g021

<b>Tot SF Fin AG</b>	2016
<b>SF Fin Main</b>	1008
<b>SF Fin 2nd</b>	1008
<b>SF Fin 3rd</b>	0
<b>Tot SF BG/Lwr</b>	2016
<b>Tot SF Fin BG/Lwr</b>	0
<b>Tot SF Fin +/-</b>	2016

Room Name	Level	L & W	Room Remarks
Living Room	Second	24x14	Fireplace & windows overlooking lake
Dining Room	Second	12x13	Windows overlooking lake
Kitchen	Second	11x13	
Master Bedroom	Second	13'8x13'3	Double closets
Bedroom 2	Main	17'3x13'3	Double closets
Bedroom 3	Main	17'3x13'3	Double closets
Bedroom 4	Main	13'3x13'3	Double closets
Full Bath	Second	5x8'9	
Full Bath	Main	5x8	

<b>County</b>	Susquehanna	<b>School Dist</b>	Forest City Regional
<b>Gen Zoning</b>	Residential	<b>Region</b>	Elk Mountain
<b>Geo Lat</b>	41.745539	<b>Geo Lon</b>	-75.530998
<b>Tax Mun</b>	Herrick Township	<b>Tax Info</b>	Available
<b>Tax Year</b>	2018	<b>Tot Asmt</b>	\$ 59,100
<b>Est Ttl Taxes</b>	\$ 3,192.58	<b>Est Cty Tax</b>	\$ 640.05
<b>Est Mun Tax</b>	\$ 118.20	<b>Est Sch Tax</b>	\$ 2,434.33
<b>Tax ID No</b>	190.04-1,028.00,000 <b>Lot/Blk/Sec</b>		
<b>Deed Bk/Pg No</b>	0532/0303	<b>Tracts(Sep Dds)</b>	No
<b>Room Name</b>	<b>Level</b>	<b>L &amp; W</b>	<b>Room Remarks</b>
Extra Room	Main	10x16	Mud Room w/ terra cotta file floor

**Style:** Chalet  
**Lot** Common Ground; Lake View;  
**Description:** Lakefront; View Lot  
**Oil Gas Min Rights:** Prop Subject to Lse: No  
**Road:** Private; Unpaved  
**Water:** Comm Central  
**Waste:** Comm Central  
**Parking:** Unpaved Driveway  
**Outside Features:** Deck; Window Screen(s)  
**Foundation Type:** Crawl Space  
**Fndtn/Bsmnt Features:** Concrete Floor; Concrete Wall  
**Basement Access:** Inside Entrance  
**Insulation:** Unknown

**Inside Features:** Cable Available; Drywall; Fireplace; Laundry 1st Level; Living Room Fireplac; Utility-Mud Room  
**Eating Area:** Dining Area; Modern Kitchen  
**Other Rooms:** None  
**Beds Description:** 1 Bed 2nd; 2+ Bed 1st; Mstr 2nd  
**Baths:** 1 Bath Lev 1; 1 Bath Lev 2  
**Floors:** Tile; Wall to wall Carpet  
**Attic:** Crawl Opening Dishwasher; Dryer; Elec Oven/Range;  
**Appliances:** Microwave; Refrigerator; Smoke Detector; Washer

**Fireplace Desc.:** Wood  
**Heating:** Baseboard; Electric  
**Hot Water:** Electric  
**Cooling:** Ceiling Fan; Window Unit AC  
 Amperage: 200; Electrical Service:  
**Miscellaneous:** Circuit Breakers; HOA Fee/Year: 1,450; Zoning Code: MDS  
 Beach(es); Garbage Service; Lake(s);  
**Community Amenities:** Road Maintenance; Ski Slopes; Tennis Court(s)  
**Tax Benefits Program:** None  
**Possession:** Settlement  
**Financing:** Cash; Conventional; VA

**Directions:** I-81 Exit 206 to 374E. Follow 374E past Elk Mountain Ski Area to stop sign. Turn left (374E) to Elk Meadows, 1 mile on right. Follow Lake Dr to Roundabout Way. House is on the lake.

**Public Remarks:** Well-appointed lakefront home in Elk Meadows. 4 bedrooms, 2 baths. Open living room, dining room & kitchen are on second floor with wall of windows that looks over the water. Home has living room fireplace, mud room, deck. Being sold mostly furnished. This well-kept home is move-in ready! Elk Meadows is a private community with an 8-acre lake (no power boats), beach area & tennis court. Beautiful country setting just 2 miles from Elk Mountain Ski Area. Great for winter & summer! Dues are only \$1,450 per year & include community water & sewer, trash service, snow plowing, road maintenance, use of amenities. Buyer pays \$500 to join HOA.

<b>Agent DOM</b>	3	<b>Cumulative DOM</b>	3
<b>MLS#</b> 18-1839			

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