



<b>List Number</b>	18-2346	<b>List Price</b>	\$ 329,000
<b>Property Type</b>	Residential	<b>Rooms</b>	7
<b>Status</b>	Active	<b>Ttl Beds</b>	3
<b>Levels</b>	2 Story	<b>Half Baths</b>	1
<b>Stories</b>	2.00	<b>Full Baths</b>	2
<b>Est Yr Built</b>	1995	<b>Ttl Baths</b>	3
<b>Foreclosure</b>	No	<b>Family Room</b>	Yes
<b>Gar #Cars</b>	2	<b># of Fireplace</b>	1
<b>Exterior:</b>	Vinyl	<b>Acres +/-</b>	4.12
<b>Roof:</b>	Comp Shingle	<b>Lot/Land Dim</b>	See Documents
<b>Driveway:</b>	Gravel	<b>Road Frontage</b>	495.00

**Address:** 55 Elkwood Lane  
  
**City:** Clifford Twp **State:** PA **Zip:** 18421

*Provided as a courtesy of*  
**Jane G Matthews**  
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<b>Tot SF Fin AG</b>	2358
<b>SF Fin Main</b>	1602
<b>SF Fin 2nd</b>	756
<b>SF Fin 3rd</b>	0
<b>Tot SF BG/Lwr</b>	1602
<b>Tot SF Fin BG/Lwr</b>	756
<b>Tot SF Fin +/-</b>	3114

Room Name	Level	L & W	Room Remarks	County	Susquehanna	School Dist	Mountain View	
Living Room	Main	17x12'4	Brick fireplace, hardwood floors	<b>Gen Zoning</b>	None	<b>Region</b>	Crystal Lake	
Kitchen	Main	16x19	Kitchen & Dining Area, hardwood floors	<b>Geo Lat</b>	41.651970	<b>Geo Lon</b>	-75.532655	
Family Room	Lower	27x28'6	W/W Carpet	<b>Tax Mun</b>	Clifford Township	<b>Tax Info</b>	Available	
Master Bedroom	Main	17x14		<b>Tax Year</b>	2017	<b>Tot Asmt</b>	\$ 81,200	
Bedroom 2	Second	18x14	Window seat, double closets	<b>Est Ttl Taxes</b>	\$ 4,419.58	<b>Est Cty Tax</b>	\$ 879.40	
Bedroom 3	Second	18x14	Window seat, double closets	<b>Est Mun Tax</b>	\$ 263.90	<b>Est Sch Tax</b>	\$ 3,276.28	
Master Bath	Main	10'2x16	Soaking tub and separate shower	<b>Tax ID No</b>	266.00-1,016.03,000	<b>Lot/Blk/Sec</b>		
Full Bath	Second	8x12	Tile floor	<b>Deed Bk/Pg No</b>	0481/1052	<b>Tracts(Sep Dds)</b> Yes - Call Listing Agent		
1/2 Bath	Main	5x5	Tile floor	Room Name				Level
Laundry	Main	12x5'6	Tile floor	Extra Room				Main
				L & W				7x18
				Room Remarks				Mud Room, tile floor

**Style:** Cape Cod  
**Lot** Corner; Flat  
**Description:**  
**Oil Gas Min Rights:** Prop Subject to Lse: No  
**Road:** Private; Unpaved  
**Water:** Well  
**Waste:** Septic  
**Parking:** Attached; Garage Door Opener  
**Outside Features:** Porch; Porch - Screened; Sidewalk; Window Screen(s); Landscaping  
**Foundation Type:** Full Basement  
**Fndtn/Bsmt Features:** Concrete Floor; Concrete Wall; Heated; Partially Finished; Workshop  
**Basement Access:** Inside Entrance  
**Insulation:** Unknown

**Inside Features:** Cable Available; Fam Room Lower Level; Fireplace; Laundry 1st Level; Living Room Fireplac; M Bdrm on 1st Floor; M Bdrm w/Bath Suite; Utility-Mud Room  
**Eating Area:** Eat-in Kitchen; Modern Kitchen  
**Other Rooms:** Workshop  
**Beds Description:** 1 Bed 1st; 2+ Bed 2nd; Mstr 1st  
**Baths:** 1 Bath Lev 1; 1 Bath Lev 2; 1 Half Lev 1; Full Bath - Master  
**Floors:** Tile; Wall to wall Carpet; Wood  
**Attic:** Storage  
**Appliances:** Dishwasher; Dryer; Microwave; Range Top; Refrigerator; Smoke Detector; Wall Oven - Electric; Washer

**Fireplace Desc.:** Brick Faced; Wood  
**Heating:** Hot Water; Oil  
**Hot Water:** Off Furnace; Oil; Other - See Remarks  
**Cooling:** Ceiling Fan  
**Miscellaneous:** Electrical Service: Circuit Breakers; HOA Fee/Year: 0  
**Community Amenities:** Golf; Ski Slopes  
**Tax Benefits Program:** None  
**Possession:** Settlement  
**Financing:** Cash; Conventional; Exchange

**Directions:** SR 247 to Dundaff Corners. Turn right toward Crystal Lake. Take 1st left on SR 2023. Elkwood Lane is 0.75m on left. 1st driveway on left.

**Additional Info:** Second parcel 266.00-1,016.06.000 DB/PG 200613222

**Public Remarks:** Beautifully maintained 3 bedroom, 2.5 bath Cape Cod on private 4+ acre lot. Modern kitchen with SS appliances and double ovens, dining area opens onto yard and screened porch offering lovely views. Spacious living room with brick fireplace. 1st floor master suite has soaking tub with separate shower. Many extras including a mud room, large lower level family room and workshop, hardwood floors, on-demand hot water heater, plenty of closet space. Enjoy the outdoors on the large wrap-around porch or from the screened-in porch. Beautiful tree-lined yard with mature landscaping. 2-car attached garage.

<b>Agent DOM</b>	6	<b>Cumulative DOM</b>	6
<b>MLS#</b> 18-2346			

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Jane G Matthews on Tuesday, May 29, 2018 2:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.