



List Number	18-3276	List Price	\$ 499,000
Property Type	Residential	Rooms	9
Status	Active	Ttl Beds	3
Levels	2 Story	Half Baths	1
Stories	2.00	Full Baths	2
Est Yr Built	1940	Ttl Baths	3
Foreclosure	No	Family Room	Yes
Gar #Cars	1	# of Fireplace	1
Exterior:	Vinyl	Acres +/-	0.24
Roof:	Comp Shingle	Lot/Land Dim	52x202
Driveway:	Asphalt	Road Frontage	52.00

Address: 3023 State Route 247
City: Clifford Twp **State:** PA **Zip:** 18407
Loc/Development: Lake
Body of Water: Crystal Lake

Provided as a courtesy of
Jane G Matthews
 ☎ (570) 498-3098
 Gerber Associates RE Inc.
 ☎ (570) 222-9600
 Office Code: g021

Tot SF Fin AG	2075
SF Fin Main	1100
SF Fin 2nd	975
SF Fin 3rd	0
Tot SF BG/Lwr	384
Tot SF Fin BG/Lwr	384
Tot SF Fin +/-	2459

Room Name	Level	L & W	Room Remarks	County	Susquehanna	School Dist	Mountain View
Living Room	Main	16x16	Sliding door to patio, wool carpet	Gen Zoning	None	Region	Crystal Lake
Dining Room	Main	9'6x9'6	Open to kitchen, tile floor	Geo Lat	41.642944	Geo Lon	-75.534438
Kitchen	Main	13x14	Open to living room, island, tile floor	Tax Mun	Clifford Township	Tax Info	Available
Family Room	Main	12x16	Stone fireplace, original wood floors	Tax Year	2017	Tot Asmt	\$ 51,100
Family Room	Lower	24x16	Ideal playroom, family room, rec room	Est Ttl Taxes	\$ 2,781.29	Est Cty Tax	\$ 553.41
Den/Study	Main	9x8	Perfect for home office or sitting room	Est Mun Tax	\$ 166.07	Est Sch Tax	\$ 2,061.80
Master Bedroom	Second	16x16	Great natural light, walk-in closet	Tax ID No	266.11-11,006.00,000	Lot/Blk/Sec	
Bedroom 2	Second	16'6x9'9	Deep closet, carpet, cable hook-up	Deed Bk/Pg No	200807620	Tracts(Sep Dds)	No
Bedroom 3	Second	16x9'6	Deep closet, carpet, cable hook-up				
Master Bath	Second	7'6x12	En suite, double sinks, tile floor				
Full Bath	Second	6x7	Tile floor				
1/2 Bath	Main	5x6'6	Vintage faucet from wall				
Laundry	Second	6x6	Washer & dryer, hanging area				
Pantry	Main	3x6	Convenient storage space				
Foyer	Main	9'6x12	Closet, sitting area, hardwood floors				

Style: Bungalow; Other
Lot Lake View; Not in Development;
Description: Rectangle; View Lot
Oil Gas Min Prop Subject to Lse: No
Rights:
Road: Paved; Public: State
Water: Well
Waste: Septic
Parking: Detached; Paved Driveway
Outside Features: Deck; Fenced Yard; Patio; Porch; Sidewalk; Storm Door; Storm Windows; Street Light
Foundation Type: Crawl Space; Partial Basement
Fndtn/Bsmt Features: Concrete Floor; Concrete Wall; Fully Finished; Heated; Sump Pump
Basement Access: Inside Entrance; Outside Entrance
Insulation: Attic Ceiling; Attic Floor; Basement Ceiling; Basement Walls; Insulated Window(s); Sidewall Insulate; Storm Door(s); Storm Window(s)

Inside Features: Cable Available; Den - Office; Drywall; Fam Room 1st Level; Fam Room Lower Level; Fireplace; Kitchen Island; Laundry 2nd Level; M Bdrm w/Bath Suite; Security System; Walk in Closet; Other - See Remarks
Eating Area: Dining Area; Eat-in Kitchen; Modern Kitchen
Other Rooms: Pantry
Beds Description: 2+ Bed 2nd; Mstr 2nd
Baths: 1 Half Lev 1; 2+ Bath Lev 2; Full Bath - Master; Modern
Floors: Ceramic; Linoleum; Tile; Wall to wall Carpet; Wood
Attic: Crawl Opening; Floored
Appliances: Dishwasher; Dryer; Elec Oven/Range; Microwave; Refrigerator; Smoke Detector; Softener; Washer
Excluded from Sale: Lighting Fixtures; Stairs; Other 1: Artwork; Other 2: Decorative Mirrors

Fireplace Desc.: Stone Faced; Wood
Heating: Baseboard; Hot Water; Oil; Zoned Heat
Hot Water: Off Furnace
Cooling: Ceiling Fan
Miscellaneous: Amperage: 200; Electrical Service: Circuit Breakers; HOA Fee/Year: 80
Community Amenities: Beach(es); Golf; Lake(s); Outdoor Ice Skating; Ski Slopes
Tax Benefits Program: None
Possession: Negotiable; Settlement
Financing: Cash; Conventional

Directions: 247N to Dundaff Corners. Turn right on 247, go past Fern Hall golf course. Six houses down on left. Look for sign.
Additional Info: Property is part of parcel 266.11-1,006.00,000 & DB/PG 200807620. Lake Assoc dues are \$80/year.

Public Remarks: Charming Bungalow Craftsman Cottage with lake rights to Crystal Lake. Fully renovated with addition in 2002. 2400 sf of living space with 3BR 2.5B including master suite. The interior features wide mouldings, Craftsman detailed open staircase, hardwood floors, stone fireplace. Kitchen has a large island & is open to the living room. Separate dining area, bonus room, family room & large foyer complete the 1st floor. Spacious master bedroom w/ transom windows, tray ceiling, walk-in closet & en suite bath. Two add'l BRs & laundry on 2nd floor. 2nd family room on LL. Enjoy views of Crystal Lake. Dock your boat & swim at the private beach known as The Commons. Private back yard, porch & decks expand your living space outdoors. This is a special home with a long happy history at Crystal Lake.

Agent DOM	1	Cumulative DOM	1
MLS# 18-3276			