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List Number	18-3569	List Price	\$ 299,000
Property Type	Residential	Rooms	9
Status	Active	Ttl Beds	4
Levels	2 Story	Half Baths	1
Stories	2.00	Full Baths	1
Est Yr Built	1950	Ttl Baths	2
Foreclosure	No	Family Room	No
Gar #Cars	2	# of Fireplace	0
Exterior:	Wood	Acres +/-	2.25
Roof:	Comp Shingle	Lot/Land Dim	See Documents
Driveway:	Gravel	Road Frontage	363.00

Address: 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	1904
SF Fin Main	1009
SF Fin 2nd	895
SF Fin 3rd	0
Tot SF BG/Lwr	785
Tot SF Fin BG/Lwr	0
Tot SF Fin +/-	1904

Room Name	Level	L & W	Room Remarks	County	Susquehanna	School Dist	Mountain View								
Living Room	Main	14x18	Hardwood floors	Gen Zoning	None	Region	Crystal Lake								
Dining Room	Main	13'5x13'5	Hardwood floors	Geo Lat	41.643477	Geo Lon	-75.526279								
Kitchen	Main	13'10x12'5	Modern kitchen, oversize SS fridge	Tax Mun	Clifford Township	Tax Info	Available								
Den/Study	Main	11'2x9'6	Hardwood floors	Tax Year	2017	Tot Asmt	\$ 42,100								
Bedroom 1	Second	12'x8	Hardwood floors	Est Ttl Taxes	\$ 2,291.43	Est Cty Tax	\$ 455.94								
Bedroom 2	Second	19'7x9'6	Hardwood floors	Est Mun Tax	\$ 136.82	Est Sch Tax	\$ 1,698.66								
Bedroom 3	Second	14x11'4	Hardwood floors	Tax ID No	266.00- 1,026.04,000	Lot/Blk/Sec									
Bedroom 4	Second	11x12'6	Hardwood floors	Deed Bk/Pg No	201303212	Tracts(Sep Dds)	No								
Full Bath	Second	7'3x6'5	Modern bath	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Level</th> <th>L & W</th> <th>Room Remarks</th> </tr> </thead> <tbody> <tr> <td>Extra Room</td> <td>Main</td> <td>14x16</td> <td>Bonus/Storage Rm, partially finished</td> </tr> </tbody> </table>				Room Name	Level	L & W	Room Remarks	Extra Room	Main	14x16	Bonus/Storage Rm, partially finished
Room Name	Level	L & W	Room Remarks												
Extra Room	Main	14x16	Bonus/Storage Rm, partially finished												
1/2 Bath	Main	6x4'4	Modern bath												

Style: Traditional
Lot Golf View; Lake View
Description:
Oil Gas Min Rights: Gas Rights Reserved: All; Min Rights Reserved: All; Oil Rights Reserved: All; Oth Rights Reserved: All; Prop Subject to Lse: Unknown
Road: Paved; Public: State
Water: Well
Waste: Septic
Parking: Detached; Unpaved Driveway
Outside Features: Porch; Landscaping
Foundation Type: Full Basement
Fndtn/Bsmt Features: Concrete Floor; Stone Wall; Unfinished Basement
Basement Access: Inside Entrance
Insulation: Unknown

Inside Features: Cable Available; Laundry 1st Level
Eating Area: Eat-in Kitchen; Formal Dining Room
Other Rooms: Other See Remarks
Beds Description: 2+ Bed 2nd
Baths: 1 Bath Lev 2; 1 Half Lev 1; Modern
Floors: Vinyl; Wood
Attic: Floored; Walk Up
Appliances: Elec Oven/Range; Microwave; Refrigerator; Smoke Detector
Excluded from Sale: TV/Sound Mountings; Other 1: Items in garage

Fireplace Desc.: None
Heating: Hot Water; Oil
Hot Water: Electric
Cooling: Ceiling Fan
Miscellaneous: Electrical Service: Circuit Breakers; HOA Fee/Year: 80
Community Amenities: Golf; Lake(s); Ski Slopes
Tax Benefits Program: None
Possession: Settlement
Financing: Cash; Conventional; Exchange

Directions: SR 247 to Dundaff Corners. Turn right (SR 247) toward Crystal Lake. House sits next to Fern Hall approx 1 mile on left.

Additional Info: 2nd Parcel included 266.00-1,026.05,000. Same DB/PG 201303212.

Public Remarks: Old World Charm. 4 bedroom home with updated kitchen & baths. Set on 2+ acres. Lake rights to Crystal Lake with separate lakefront lot (approx 20x44) for your private dock. Property overlooks Fern Hall golf course. Modern eat-in kitchen plus formal dining room. Hardwood floors, 1st floor bonus/storage room. Being sold mostly furnished. Wrap-around front porch, 2-car detached garage. New roof 2016. Includes deeded use of boat house, which is shared with Fern Hall. Lake Association dues are \$80/year. Gas rights are not included in sale.

Agent DOM	3	Cumulative DOM	3
MLS# 18-3569			

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