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List Number	18-1888	List Price	\$ 795,000
Property Type	Residential	Rooms	9
Status	Active	Ttl Beds	4
Levels	2 Story	Half Baths	0
Stories	2.00	Full Baths	3
Est Yr Built	2017	Ttl Baths	3
Foreclosure	No	Family Room	Yes
Gar #Cars	2	# of Fireplace	0
Exterior:	Vinyl	Acres +/-	0.25
Roof:	Comp Shingle	Lot/Land Dim	See Documents
Driveway:	Asphalt	Road Frontage	51.00
Address: 3109 State Route 247		Tot SF Fin AG	3515
City: Clifford Twp State: PA Zip: 18407		SF Fin Main	1845
Loc/Development: Lake		SF Fin 2nd	1670
Body of Water: Crystal Lake		SF Fin 3rd	0
<i>Provided as a courtesy of</i> Jane G Matthews ((570) 498-3098 Gerber Associates RE Inc. ((570) 222-9600 Office Code: g021		Tot SF BG/Lwr	1845
		Tot SF Fin BG/Lwr	0
		Tot SF Fin +/-	3515

Room Name	Level	L & W	Room Remarks	County	Susquehanna	School Dist	Mountain View
Living Room	Main	14'6x17	Hardwood floors	Gen Zoning	None	Region	Crystal Lake
Dining Room	Main	10x14'6	Hardwood floors	Geo Lat	41.642279	Geo Lon	-75.532987
Kitchen	Main	14'6x15	High-end SS appliances, granite counters	Tax Mun	Clifford Township	Tax Info	Available
Family Room	Main	25x26	Wet bar, wonderful lake view	Tax Year	2018	Tot Asmt	\$ 84,800
Master Bedroom	Second	26x16	His & her closets, private deck	Est Ttl Taxes	\$ 4,615.52	Est Cty Tax	\$ 918.38
Bedroom 2	Second	14'6x13		Est Mun Tax	\$ 275.60	Est Sch Tax	\$ 3,421.54
Bedroom 3	Second	14'6x13		Tax ID No	266.12-1,071.00,000	Lot/Blk/Sec	
Bedroom 4	Second	14'6x13		Deed Bk/Pg No	201709397	Tracts(Sep Dds)	No
Master Bath	Second	15x12	Steam shower & soaking tub	Room Name	Level	L & W	Room Remarks
Full Bath	Second	13x8		Extra Room	Main	12x12	Could be bedroom or office
3/4 Bath	Main	6'6x12					
Laundry	Second	6x9					
Foyer	Main	12x15					

Style:	Traditional	Inside	Cable Available; Den - Office; Drywall; Fam Room 1st Level; Laundry 2nd Level; M Bdrm w/Bath Suite; Walk in Closet; Wet Bar	Fireplace	None
Lot	Lake View; View Lot	Features:		Desc:	
Description:		Eating Area:	Dining Area; Ultra Modern Kitchen	Heating:	Forced Air; Liquid Propane; Warm Air
Oil Gas Min	Prop Subject to Lse: No	Other		Hot Water:	Electric
Rights:		Rooms:	None	Cooling:	Central AC; Gas
Road:	Paved; Public: State	Beds	1 Bed 1st; 2+ Bed 2nd; Mstr 2nd	Miscellaneous:	Amperage: 200; Electrical Service: Circuit Breakers; HOA Fee/Year: 80
Water:	Well	Description:		Commtty	Beach(es); Lake(s); Outdoor Ice
Waste:	Septic	Baths:	1 Bath Lev 1; 2+ Bath Lev 2; Full Bath - Master; Modern	Amenities:	Skating; Ski Slopes
Parking:	Built In; Garage Door Opener; Off Street Parking; Paved Driveway	Floors:	Ceramic; Tile; Wood	Lake/	Dock Slip Included; Lake Rights;
Outside	Balcony; Deck; Patio; Patio/Deck - Covered; Porch; Sidewalk; Storage Building; Landscaping	Attic:	Crawl Opening	Waterway:	Powerboat
Features:		Appliances:	Dishwasher; Disposal; Dryer; Microwave; Range Top; Refrigerator; Smoke Detector; Softener; Wall Oven - Electric; Washer	Tax Benefits	None
Foundation	Full Basement			Prog:	
Type:				Possession:	Settlement
Fndtn/Bsmt	Block Wall; Concrete Wall; Unfinished			Financing:	Cash; Conventional; Exchange
Features:	Basement				
Basement	Inside Entrance; Outside Entrance;				
Access:	Walkout				
Insulation:	Unknown				

Directions: SR 247 to Crystal Lake

Additional Info: Crystal Lake League Assoc dues \$30/yr & Northeast Beach Assoc dues \$50/yr.

Public Remarks: Crystal Lake. Price Reduced! New Construction with beautiful lake views & lake rights. 4 to 5 bedroom home with no expense spared! Ultra modern Chef's kitchen with over-sized refrigerator & freezer, gas cook top, granite counters. Open living & dining space with lake view & natural light. Large family room has granite wet bar & wine coolers. Family room opens onto deck with an amazing lake view. Master bedroom suite has his & her closets, private deck overlooking lake & large master bath with steam shower & soaking tub. Hardwood floors, central a/c, 2-car built-in garage. Porch, patios & decks provide outdoor living space. Sale includes lake rights & boat slip at Northeast Beach.

Agent DOM	118	Cumulative DOM	118
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