



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
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	3515
SF Fin Main	1845
SF Fin 2nd	1670
SF Fin 3rd	0
Tot SF BG/Lwr	1845
Tot SF Fin BG/Lwr	0
Tot SF Fin +/-	3515

Room Name	Level	L & W	Room Remarks
Living Room	Main	14'6x17	Hardwood floors
Dining Room	Main	10x14'6	Hardwood floors
Kitchen	Main	14'6x15	High-end SS appliances, granite counters
Family Room	Main	25x26	Wet bar, wonderful lake view
Master Bedroom	Second	26x16	His & her closets, private deck
Bedroom 2	Second	14'6x13	
Bedroom 3	Second	14'6x13	
Bedroom 4	Second	14'6x13	
Master Bath	Second	15x12	Steam shower & soaking tub
Full Bath	Second	13x8	
3/4 Bath	Main	6'6x12	
Laundry	Second	6x9	
Foyer	Main	12x15	

County	Susquehanna	School Dist	Mountain View
Gen Zoning	None	Region	Crystal Lake
Geo Lat	41.642279	Geo Lon	-75.532987
Tax Mun	Clifford Township	Tax Info	Available
Tax Year	2018	Tot Asmt	\$ 84,800
Est Ttl Taxes	\$ 4,615.52	Est Cty Tax	\$ 918.38
Est Mun Tax	\$ 275.60	Est Sch Tax	\$ 3,421.54

Tax ID No	266.12-1,071.00,000	Lot/Blk/Sec	
Deed Bk/Pg No	201709397	Tracts(Sep Dds)	No

Room Name	Level	L & W	Room Remarks
Extra Room	Main	12x12	Could be bedroom or office

Style: Traditional
Lot Description: Lake View; View Lot
Oil Gas Min Rights: Prop Subject to Lse: No
Road: Paved; Public: State
Water: Well
Waste: Septic
Parking: Built In; Garage Door Opener; Off Street Parking; Paved Driveway
Outside Features: Balcony; Deck; Patio; Patio/Deck - Covered; Porch; Sidewalk; Storage Building; Landscaping
Foundation Type: Full Basement
Fndtn/Bsmt Features: Block Wall; Concrete Wall; Unfinished Basement
Basement Access: Inside Entrance; Outside Entrance; Walkout
Insulation: Unknown

Inside Features: Cable Available; Den - Office; Drywall; Fam Room 1st Level; Laundry 2nd Level; M Bdrm w/Bath Suite; Walk in Closet; Wet Bar
Eating Area: Dining Area; Ultra Modern Kitchen
Other Rooms: None
Beds Description: 1 Bed 1st; 2+ Bed 2nd; Mstr 2nd
Baths: 1 Bath Lev 1; 2+ Bath Lev 2; Full Bath - Master; Modern
Floors: Ceramic; Tile; Wood
Attic: Crawl Opening
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range Top; Refrigerator; Smoke Detector; Softener; Wall Oven - Electric; Washer

Fireplace Desc: None
Heating: Forced Air; Liquid Propane; Warm Air
Hot Water: Electric
Cooling: Central AC; Gas
Miscellaneous: Amperage: 200; Electrical Service: Circuit Breakers; HOA Fee/Year: 80
Commtty Amenities: Beach(es); Lake(s); Outdoor Ice Skating; Ski Slopes
Lake/Waterway: Dock Slip Included; Lake Rights; Powerboat
Tax Benefits Prog: None
Possession: Settlement
Financing: Cash; Conventional; Exchange

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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MLS# 18-1888