



<b>List Number</b>	19-256
<b>Property Type</b>	Residential
<b>Status</b>	Active
<b>Levels</b>	2 Story
<b>Stories</b>	2.00
<b>Est Yr Built</b>	2015
<b>Foreclosure</b>	No
<b>Gar #Cars</b>	3
<b>Exterior:</b>	Vinyl
<b>Roof:</b>	Comp Shingle
<b>Driveway:</b>	Gravel

<b>List Price</b>	\$ 430,000
<b>Rooms</b>	10
<b>Ttl Beds</b>	5
<b>Half Baths</b>	1
<b>Full Baths</b>	4
<b>Ttl Baths</b>	5
<b>Family Room</b>	Yes
<b># of Fireplace</b>	1
<b>Acres +/-</b>	4.08
<b>Lot/Land Dim</b>	See Documents
<b>Road Frontage</b>	315.00

**Address:** 641 Pleasant Way  
**City:** Union Dale **State:** PA **Zip:** 18470  
**Loc/Development:** Other



*Provided as a courtesy of*  
**Rhett Butler**  
 ((570) 498-3803  
 Gerber Associates RE Inc.  
 ((570) 222-9600  
 Office Code: g021

<b>Tot SF Fin AG</b>	3886
<b>SF Fin Main</b>	1756
<b>SF Fin 2nd</b>	2130
<b>SF Fin 3rd</b>	0
<b>Tot SF BG/Lwr</b>	1756
<b>Tot SF Fin BG/Lwr</b>	226
<b>Tot SF Fin +/-</b>	4112

Room Name	Level	L & W	Room Remarks
Living Room	Main	20x18	Shiplap, gas fireplace, vaulted ceiling
Dining Room	Main	15x11	
Kitchen	Main	25x23	Granite countertops, eat-in, island
Family Room	Main	14.5x12	
Master Bedroom	Second	23x22	View of Elk
Bedroom 1	Main	14x12	
Bedroom 2	Second	16.5x12	
Bedroom 3	Second	14x12	
Bedroom 4	Second	11x11	Attached bathroom
Master Bath	Second	13x14	Double sink, walk in shower, jacuzzi
Full Bath	Second	12x5	Jack and Jill
Full Bath	Second	8.5x5	Tile
3/4 Bath	Lower	11x5.5	
1/2 Bath	Main	7.5x5	
Laundry	Main	7x5	Off kitchen
Foyer	Main	13x9.5	

<b>County</b>	Susquehanna	<b>School Dist</b>	Forest City Regional
<b>Gen Zoning</b>	Other	<b>Region</b>	Elk Mountain
<b>Geo Lat</b>	41.732838	<b>Geo Lon</b>	-75.566322
<b>Tax Mun</b>	Herrick Township	<b>Tax Info</b>	Available
<b>Tax Year</b>	2018	<b>Tot Asmt</b>	\$ 110,600
<b>Est Ttl Taxes</b>	\$ 6,228.99	<b>Est Cty Tax</b>	\$ 1,197.80
<b>Est Mun Tax</b>	\$ 221.20	<b>Est Sch Tax</b>	\$ 4,809.99
<b>Tax ID No</b>	208.00-2,008.17,000 Lot/Blk/Sec		
<b>Deed Bk/Pg No</b>	200503226	<b>Tracts(Sep Dds)</b>	No

Room Name	Level	L & W	Room Remarks
Extra Room	Second	17x13.5	Walk in closet
Extra Room	Lower	15x11	Gym

**Style:** Contemporary  
**Lot Description:** Wooded Lot  
**Oil Gas Min Rights:** Prop Subject to Lse: No  
**Road:** Public: Municipal; Unpaved  
**Water:** Well  
**Waste:** On-Site  
**Parking:** Attached; Off Street Parking  
**Outside Features:** Patio/Deck - Covered  
**Foundation Type:** Full Basement  
**Fndtn/Bsmt Features:** Concrete Floor; Concrete Wall; Partially Finished  
**Basement Access:** Inside Entrance; Outside Entrance  
**Insulation:** Unknown

**Inside Features:** Cathedral Ceiling; Center Hall Foyer; Kitchen Island; Laundry 1st Level; Living Room Fireplace; M Bdrm w/Bath Suite; Propane Stove; Recreation Room; Walk in Closet; Whirlpool  
**Eating Area:** Eat-in Kitchen; Formal Dining Room; Ultra Modern Kitchen  
**Other Rooms:** Other See Remarks  
**Beds:** 1 Bed 1st; 2+ Bed 2nd; Mstr 2nd  
**Baths:** 1 Bath Lev L; 1 Half Lev 1; 2+ Bath Lev 2; Full Bath - Master; Modern  
**Floors:** Laminate; Other - See Remarks  
**Attic:** Walk Up  
**Appliances:** Dishwasher; Dryer; Gas Oven/Range; Microwave; Refrigerator; Washer

**Fireplace:** Gas; Other - See Remarks  
**Heating:** Forced Air; Liquid Propane  
**Hot Water:** Liquid Propane  
**Cooling:** Ceiling Fan; Central AC  
**Miscellaneous:** HOA Fee/Year: 0  
**Commtty Amenities:** Ski Slopes  
**Tax Benefits Prog:** None  
**Possession:** Settlement  
**Financing:** Cash; Conventional

**Directions:** From I-81: Take exit 206 onto 374 toward Lenoxville/Clifford. 2.4 miles take a left onto SR 106. 1.3 miles take a right onto 374. 1.5 miles take a right to continue on 374. 2.6 miles make a slight left onto Tizrah Rd. .7 miles take a right onto Pleasant Way. 900 feet turn right to continue on Pleasant Way. .4 miles house is on the right.

**Additional Info:** 2.4 miles from Elk Mountain Ski Resort! All measurements are approx. and not guaranteed or warranted.

**Public Remarks:** No stone left unturned, no amenity forgotten, this property has it all! Built in 2015, this 5 bedroom, 5 bath home sits on 4.08 acres and is 2.4 miles from Elk Mtn. Ski Resort. Engineered hardwood flooring throughout, Nest smart thermostats, ultra modern kitchen with SS appliances, 2 attached garages, living room with vaulted ceilings and shiplap faced gas fireplace. Huge master suite takes up a quarter of the house and faces Elk. Master bath has a walk in shower, 2 separate vanities, jacuzzi tub, and a 230 sq. foot walk in closet. Dual gas hot water heaters, propane fueled forced air, and central A/C neatly ties it all together. Basement is partially finished and currently serves as another living room and bedroom. If you were looking, look no further. Call today!

<b>Agent DOM</b>	5	<b>Cumulative DOM</b>	5
<b>MLS#</b>	19-256		