

	List Number 19-1819 Property Type Lot/Land Status Active Foreclosure No Zoning Residential	List Price \$ 60,000 Acres +/- 0.73 Lot/Land Dimensions 200x182x212x131 Road Frontage 131.00
	Address: Lot 63 Lake Drive City: Union Dale State: PA Zip: 18470 Loc/Development: Elk Meadows Body of Water: Lake Rights	<i>Provided as a courtesy of</i> Jane G Matthews ☎ (570) 498-3098 Gerber Associates RE Inc. ☎ (570) 222-9600 Office Code: g021

County	Susquehanna	School District	Forest City Regional
Zoning	Residential	Region	Elk Mountain
Latitude	41.746394	Longitude	-75.529231
Tax Mun	Herrick Township	Tax Inf	Available
Tot Asmt	\$ 7,500	Est Ttl Taxes	\$ 422.40
Est Cty Tax	\$ 81.22	Est Mun Tax	\$ 15
Est Sch Tax	\$ 326.18		
Tax ID Number	190.04-1,016.17,000	Lot/Block/Section	No
Deed Book/Page	200612538	Tracts(Seprt Deeds)	No
Lot Description:	Common Ground; Lake Rights; Wooded Lot	Utilities/Imprvmnts:	Cable TV; Electricity; Telephone
Oil Gas Min	Prop Subject to Lse: No	Special	Deed Restrctn/Covens
Rights:		Information:	
Road:	Private; Unpaved	Community	Beach(es); Garbage Service; Lake(s); Ski Slopes;
Water at Site:	Comm Central	Amenities:	Tennis Court(s)
Waste at Site:	Comm Central	Lake/Waterway:	Lake Rights; Non Powerboat
Topography:	Slope - Rear2Front	Tax Benefits	None
Builder:	Any Builder	Program:	
Miscellaneous:	HOA Fee/Year: 770; HOA Transfer Fee: Y; Zoning Code: MDS	Possession:	Settlement
		Financing:	Cash; Conventional
Directions: I81 Exit 206 to 374E. Follow 374E past Elk Mtn to stop sign. Make left (374E). Elk Meadows approx 1.5m. Make right into Elk Meadows, then left on Lake Dr. Watch for sign.			
Public Remarks: Wooded building lot (0.73 acre) located in Elk Meadows, a beautiful community only 2 miles from Elk Mountain Ski Area. Elk Meadows offers a private 8-acre lake & beach area for swimming, fishing and paddle boating, plus tennis court & walking paths - all in a lovely country setting! Within 15 minutes are several golf courses and Rails to Trails for hiking, biking and snowmobiling. Dues for vacant lot are \$770/yr and \$1450 for lot with house. HOA dues include central water & sewer, trash service, snow plowing of roads & driveways, road maintenance, use of amenities. Buyer pays \$500 to join HOA.			
Agent DOM	0		Cumulative DOM 0

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