



List Number	19-1405	List Price	\$ 249,000
Property Type	Residential	Rooms	7
Status	Active	Ttl Beds	3
Levels	1 1/2 Story	Half Baths	0
Stories	2.00	Full Baths	2
Est Yr Built	1976	Ttl Baths	2
Foreclosure	No	Family Room	Yes
Gar #Cars	2	# of Fireplace	2
Exterior:	Brick; Stucco	Acres +/-	1.00
Roof:	Comp Shingle	Lot/Land Dim	218x200
Driveway:	Asphalt	Road Frontage	218.00

Address: 44 White Birch Ln
City: Carbondale **State:** PA **Zip:** 18407
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	2300
SF Fin Main	1500
SF Fin 2nd	800
SF Fin 3rd	0
Tot SF BG/Lwr	1500
Tot SF Fin BG/Lwr	800
Tot SF Fin +/-	3100

Room Name	Level	L & W	Room Remarks
Living/Dining Combo	Main	17x24	Fireplace, carpet
Kitchen	Main	13x12	Tile floor and counters, eat-in bar
Family Room	Second	11x28	Carpet, balcony
Den/Study	Second	13x19	Hardwood
Master Bedroom	Second	15x19	Dual closets carpet
Bedroom 2	Main	10x13	Carpet
Bedroom 3	Main	11x13	Carpet
Master Bath	Second	8x14	Double sinks
3/4 Bath	Main	7x12	Tile
Laundry	Lower	10x12	

County	Lackawanna	School Dist	Carbondale Area
Gen Zoning	Residential	Region	Crystal Lake
Geo Lat	41.638965	Geo Lon	-75.526111
Tax Mun	Fell Township	Tax Info	Available
Tax Year	2019	Tot Asmt	\$ 20,000
Est Ttl Taxes	\$ 3,915.40	Est Cty Tax	\$ 1,148.40
Est Mun Tax	\$ 242	Est Sch Tax	\$ 2,525
Tax ID No	00603030012	Lot/Blk/Sec	
Deed Bk/Pg No	753/996	Tracts(Sep Dds)	No

Style: Tudor
Lot Description: Cleared; Corner
Oil Gas Min Rights: Prop Subject to Lse: No
Road: Private
Water: Well
Waste: Septic
Parking: Attached; Garage Door Opener; Off Street Parking
Outside Features: Balcony; Patio; Landscaping
Foundation Type: Full Basement
Fndtn/Bsmt Features: Block Wall; Concrete Floor
Basement Access: Inside Entrance; Outside Entrance
Insulation: Attic Floor

Inside Features: Den - Office; Fireplace; Laundry Lower Level; M Bdrm w/Bath Suite
Eating Area: Eat-in Kitchen; Living/Dining Combo
Other Rooms: None
Beds: 2+ Bed 1st; Mstr 2nd
Baths: 1 Bath Lev 1; 1 Bath Lev 2
Floors: Tile; Wall to wall Carpet; Wood
Attic: Crawl Opening
Appliances: Dishwasher; Range Top; Refrigerator; Wall Oven - Electric; Wash/Dry Hook Up

Fireplace: Brick Faced; Free Stand Stove
Heating: Hot Water; Liquid Propane; Oil; Space Heater(s)
Hot Water: Off Furnace
Cooling: None
Miscellaneous: Amperage: 200; Electrical Service: Circuit Breakers; HOA Fee/Year: 30
Commtty Amenities: Beach(es); Golf; Lake(s)
Lake/Waterway: Lake Rights; Powerboat
Tax Benefits Prog: None
Possession: Settlement
Financing: Cash; Conventional

Directions: From 247 turn onto Hickory Rd. Then the second right onto White Birch Ln. Property in on the left.

Additional Info: Property has lake rights to Crystal Lake. HOA \$30/year.

Public Remarks: Unique custom home situated on 1 acre in Crystal Lake Forest. 3 bedrooms, 1.75 baths with an attached 2 car garage, paved horseshoe driveway, landscaped lot, patio, and balcony. 2nd floor holds Master suite, den, and family room. Lower level is almost completely finished. Everything done except flooring. All measurements are approx. and not guaranteed or warranted.

Agent DOM	9	Cumulative DOM	318
MLS# 19-1405			

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