



<b>List Number</b>	20-1440	<b>List Price</b>	\$ 200,000
<b>Property Type</b>	Residential	<b>Rooms</b>	7
<b>Status</b>	Active	<b>Ttl Beds</b>	4
<b>Levels</b>	1 1/2 Story	<b>Half Baths</b>	0
<b>Stories</b>	2.00	<b>Full Baths</b>	2
<b>Est Yr Built</b>	1960	<b>Ttl Baths</b>	2
<b>Foreclosure</b>	No	<b>Family Room</b>	No
<b>Gar #Cars</b>	0	<b># of Fireplace</b>	1
<b>Exterior:</b>	T-1-11	<b>Acres +/-</b>	0.15
<b>Roof:</b>	Comp Shingle	<b>Lot/Land Dim</b>	See Documents
<b>Driveway:</b>	Gravel	<b>Road Frontage</b>	75.00

**Address:** 34 Winter Blvd  
**City:** Union Dale **State:** PA **Zip:** 18470  
**Loc/Development:** The Village of Four Seasons  
**Body of Water:** Lake Rights

*Provided as a courtesy of*  
**Jane G Matthews**  
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 Office Code: g021

<b>Tot SF Fin AG</b>	1576
<b>SF Fin Main</b>	1408
<b>SF Fin 2nd</b>	168
<b>SF Fin 3rd</b>	0
<b>Tot SF BG/Lwr</b>	0
<b>Tot SF Fin BG/Lwr</b>	0
<b>Tot SF Fin +/-</b>	1576

Room Name	Level	Length	Width	Remarks	County	Susquehanna	School Dist	Forest City Regional
Living Room	Main	25	16	Wood stove, tongue & groove pine walls	<b>Gen Zoning</b>	Residential	<b>Region</b>	Elk Mountain
Dining Room	Main	18	11	Dining area	<b>Geo Lat</b>	41.725983	<b>Geo Lon</b>	-75.550093
Kitchen	Main	10	10		<b>Tax Mun</b>	Herrick Township	<b>Tax Info</b>	Available
Master Bedroom	Main	18	14		<b>Tax Year</b>	2020	<b>Tot Asmt</b>	\$ 43,500
Bedroom 2	Main	12	9.5		<b>Est Ttl Taxes</b>	\$ 2,449.92	<b>Est Cty Tax</b>	\$ 471.11
Bedroom 3	Main	12	9.5		<b>Est Mun Tax</b>	\$ 87	<b>Est Sch Tax</b>	\$ 1,891.82
Bedroom 4	Second	18	12		<b>Tax ID No</b>	209.09-1,033.00,000	<b>Lot/Blk/Sec</b>	
Master Bathroom	Main	14	7		<b>Deed Bk/Pg No</b>	0588/0030	<b>Tracts(Sep Dds)</b>	No
Full Bathroom	Main	9.5	5					
Laundry	Main	12.5	7.5	Laundry/Mud Room				
Foyer	Main	8	6					

**Style:** Chalet  
**Lot Description:** Gated Community  
**Oil Gas Min Rights:** Prop Subject to Lse: Unknown  
**Road:** Paved; Private  
**Water:** Community Well  
**Waste:** Comm Central  
**Parking:** Off Street Parking; Unpaved Driveway  
**Outside Features:** Deck; Window Screen(s)  
**Foundation Type:** Piers  
**Fndtn/Bsmt** No Basement  
**Features:**  
**Basement** None  
**Access:**  
**Insulation:** Unknown

**Inside Features:** Cable Available; Cathedral Ceiling; Drywall; Free Stand Fireplace; Laundry 1st Level; M Bdrm on 1st Floor  
**Eating Area:** Dining Area  
**Other:** None  
**Rooms:**  
**Beds:** 1 Bed 2nd; 2+ Bed 1st; Mstr 1st  
**Baths:** 2+ Bath Lev 1; Full Bath - Master  
**Floors:** Laminate; Vinyl; Wall to wall Carpet  
**Attic:** None  
**Appliances:** Dryer; Elec Oven/Range; Microwave; Refrigerator; Smoke Detector; Washer

**Fireplace:** Free Stand Stove; Wood  
**Heating:** Baseboard; Electric  
**Hot Water:** Electric  
**Cooling:** Ceiling Fan  
**Miscellaneous:** Electrical Service: Circuit Breakers; HOA Fee/Year: 5,700; Zoning Code: RMD  
**Commtty Amenities:** Beach(es); Clubhouse; Garbage Service; Lake(s); Outdoor Pool; Road Maintenance; Security; Ski Slopes; Tennis Court(s)  
**Lake/Waterway:** Lake Rights; Non Powerboat  
**Tax Benefits** None  
**Prog:**  
**Possession:** Settlement  
**Financing:** Cash; Conventional

**Directions:** I81 Exit 206 to 374E. Follow 374E past Elk Mountain. The Village of Four Seasons is first right past Elk Mountain's parking lots.  
**Additional Info:** Dues include central water & sewer, trash removal, lawn care, road maintenance, snow plowing, use of amenities

**Public Remarks:** Nicely remodeled Chalet in the Village of Four Seasons. 4 bedrooms, 2 full baths, including master suite. Open floor plan with cathedral ceiling, tongue & groove pine walls, wood stove. Being sold partially furnished. The Village of Four Seasons is a gated year-round resort community located at the base of Elk Mountain Ski Area. In the Village, you'll enjoy many amenities including a private lake for swimming, pools, tennis, security, year-round activities & more.

<b>Agent DOM</b>	297	<b>Cumulative DOM</b>	297
<b>MLS#</b> 20-1440			

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