



<b>List Number</b>	19-4642	<b>List Price</b>	<b>\$ 95,000</b>
<b>Property Type</b>	Residential	<b>Stories</b>	2.00
<b>Status</b>	Active	<b>Rooms</b>	6
<b>Est Yr Built</b>	1986	<b>Ttl Beds</b>	3
<b>Foreclosure</b>	No	<b>Ttl Baths</b>	1
<b>Foreclosure Deed Recorded</b>		<b>Full Baths</b>	1
<b>Style</b>		<b>Half Baths</b>	0
<b>Gar #Cars</b>	0	<b>Family Room</b>	No
		<b># of Fireplace</b>	0
<b>Exterior:</b>	Wood	<b>Acres +/-</b>	3.22
<b>Roof:</b>	Comp Shingle	<b>Lot/Land Dim</b>	375x375
<b>Driveway:</b>	Gravel	<b>Road Frontage</b>	375.00
<b>Parking:</b>	Off Street Parking		

<b>Address:</b> 887 Cottrell Rd
<b>City:</b> Thompson <b>State:</b> PA <b>Zip:</b> 18465

<b>Tot SF Fin AG</b>	1280
<b>SF Fin Main</b>	960
<b>SF Fin 2nd</b>	320
<b>SF Fin 3rd</b>	0
<b>Tot SF BG</b>	960
<b>Tot SF Fin BG</b>	0
<b>Tot SF Fin +/-</b>	1280

Rooms/Units	Level	Dimensions	Remarks
Living Room	Main	18.00 x 12.00	Laminate, cedar plank walls
Kitchen	Main	22.00 x 11.00	Eat-in, hardwood
Full Bathroom	Main	8.00 x 7.00	
Den	Main	9.00 x 11.00	
Bedroom 1	Main	15.00 x 11.00	
Bedroom 2	Second	17.00 x 12.00	
Bedroom 3	Second	13.00 x 12.00	

<b>County</b>	Susquehanna	<b>School Dist</b>	Susquehanna Community
<b>Gen Zoning</b>	None	<b>Region</b>	Ararat
<b>Tax Mun</b>	Ararat Township	<b>Tax Inf</b>	Available
<b>Tax Year</b>	2019	<b>Tot Assess</b>	\$ 28,200
<b>Est Total Taxes</b>	\$ 1,940.72		
<b>Tax ID No.</b>	153.00-1,081.00,000	<b>Lot/Blk/Sec</b>	
<b>Deed Bk/Pg No</b>	201105202	<b>Tracts(Sep Dds)</b>	No

<b>Lot Description:</b> Cleared; Pond; Wooded Lot	<b>Inside Features:</b> Cable Available; Laundry Lower Level	<b>Fireplace:</b> None
<b>Road:</b> Public; Municipal; Unimproved	<b>Eating Area:</b> Eat-in Kitchen; Semi-Modern Kitchen	<b>Heating:</b> Baseboard; Electric; Liquid Propane; Space Heater(s)
<b>Water:</b> Well	<b>Other Rooms:</b> Other See Remarks	<b>Hot Water:</b> Electric
<b>Waste:</b> Cesspool	<b>Beds:</b> 1 Bed 1st; 2+ Bed 2nd	<b>Cooling:</b> Ceiling Fan
<b>Outside Features:</b> Deck; Porch - Enclosed; Utility Shed	<b>Baths:</b> 1 Bath Lev 1	<b>Miscellaneous:</b> HOA Fee/Year: 0
<b>Foundation Type:</b> Full Basement	<b>Floors:</b> Laminate; Linoleum; Wall to wall Carpet; Wood	<b>Commtty Amenities:</b> Ski Slopes; Other - See Remarks
<b>Fndtn/Bsmt Features:</b> Concrete Floor; Concrete Wall	<b>Attic:</b> Pull Down Stairs	<b>Tax Benefits Prog:</b> Homestead/Farmstead
<b>Basement Access:</b> Inside Entrance; Walkout	<b>Appliances:</b> Dryer; Elec Oven/Range; Refrigerator; Washer; Other - See Remarks	<b>Possession:</b> Settlement
	<b>Insulation:</b> Unknown	<b>Financing:</b> Cash; Conventional

**Directions:** Rt 171N from Herrick Center to Fiddle Lake Rd. Turn left. Approx 1 mile, turn right onto Cottrell Rd. Approx 1.5 miles on left. Corner of Ball Pond Rd & Cottrell Rd.

**Public Remarks:** 3 bedroom home on 3+ acres w/ small private pond. Wonderful property for the outdoor enthusiast with easy access to Rails to Trails, State Game Lands, and Elk Mountain Ski Area. Priced for a quick sale. New siding, new windows. Property being sold in "as is" condition.

<b>Auction:</b> No		
	<b>Est Municipal Tax</b>	229.8
	<b>Est County Tax</b>	305.4
	<b>Est School Tax</b>	1,405.5

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