



<b>List Number</b>	20-3397
<b>Property Type</b>	Residential
<b>Status</b>	Active
<b>Levels</b>	2 Story
<b>Stories</b>	2.00
<b>Est Yr Built</b>	1968
<b>Foreclosure</b>	No
<b>Gar #Cars</b>	0
<b>Exterior:</b>	Stone; Wood
<b>Roof:</b>	Comp Shingle
<b>Driveway:</b>	Gravel

<b>List Price</b>	\$ 495,000
<b>Rooms</b>	8
<b>Ttl Beds</b>	4
<b>Half Baths</b>	0
<b>Full Baths</b>	3
<b>Ttl Baths</b>	3
<b>Family Room</b>	Yes
<b># of Fireplace</b>	1
<b>Acres +/-</b>	0.19
<b>Lot/Land Dim</b>	See Documents
<b>Road Frontage</b>	183.00

**Address:** 102 Winter Blvd  
**City:** Union Dale **State:** PA **Zip:** 18470  
**Loc/Development:** The Village of Four Seasons  
**Body of Water:** Village Lake

*Provided as a courtesy of*  
**Jane G Matthews**  
 ☎ (570) 498-3098  
 Gerber Associates RE Inc.  
 ☎ (570) 222-9600  
 Office Code: g021

<b>Tot SF Fin AG</b>	2752
<b>SF Fin Main</b>	1738
<b>SF Fin 2nd</b>	1014
<b>SF Fin 3rd</b>	0
<b>Tot SF BG/Lwr</b>	770
<b>Tot SF Fin BG/Lwr</b>	0
<b>Tot SF Fin +/-</b>	2752

Room Name	Level	Length	Width	Remarks
Living Room	Main	23.5	14	Stone FP (gas), cathedral ceiling, natural light
Dining Room	Main	14	12	Open to kitchen, plenty of natural light
Kitchen	Main	16.6	14	Eat in kitchen, open to living & dining areas
Family Room	Second	23.6	13.6	Large Loft / Family Room
Master Bedroom	Main	23	16	Opens to private deck w/ hot tub, en suite bath
Bedroom 2	Main	14	11	
Bedroom 3	Second	12.6	11.6	
Bedroom 4	Second	12.6	11.6	
Master Bathroom	Main	10	10	
Full Bathroom	Main	12	8.6	
Full Bathroom	Second	9.6	8	
Foyer	Main	18	8	

<b>County</b>	Susquehanna	<b>School Dist</b>	Forest City Regional
<b>Gen Zoning</b>	Residential	<b>Region</b>	Elk Mountain
<b>Geo Lat</b>	41.725894	<b>Geo Lon</b>	-75.549156
<b>Tax Mun</b>	Herrick Township	<b>Tax Info</b>	Available
<b>Tax Year</b>	2020	<b>Tot Asmt</b>	\$ 76,700
<b>Est Ttl Taxes</b>	\$ 4,349.66	<b>Est Cty Tax</b>	\$ 830.66
<b>Est Mun Tax</b>	\$ 153.40	<b>Est Sch Tax</b>	\$ 3,365.60
<b>Tax ID No</b>	209.10-1,013.00,000	<b>Lot/Blk/Sec</b>	
<b>Deed Bk/Pg No</b>	200404160	<b>Tracts(Sep Dds)</b>	No

**Style:** Chalet  
**Lot** Common Ground; Corner; Gated  
**Description:** Community; Rectangle  
**Oil Gas Min** Prop Subject to Lse: No  
**Rights:**  
**Road:** Private  
**Water:** Comm Central  
**Waste:** Comm Central  
**Parking:** Off Street Parking  
**Outside** Deck; Hot Tub; Patio; Porch  
**Features:**  
**Foundation** Partial Basement  
**Type:**  
**Fndtn/Bsmt** Block Wall; Concrete Floor  
**Features:**  
**Basement** Inside Entrance; Outside Entrance  
**Access:**  
**Insulation:** Unknown

**Inside Features:** Cable Available; Cathedral Ceiling; Fireplace; Kitchen Island; Laundry Lower Level; Living Room Fireplac; Loft; M Bdrm on 1st Floor; M Bdrm w/Bath Suite; Other - See Remarks  
**Eating Area:**  
**Other Rooms:** None  
**Beds:** 2+ Bed 1st; 2+ Bed 2nd; Mstr 1st  
**Baths:** 1 Bath Lev 2; 2+ Bath Lev 1; Full Bath - Master; Modern  
**Floors:** Flagstone/Slate; Tile; Wall to wall Carpet; Wood  
**Attic:** None  
**Appliances:** Dishwasher; Dryer; Gas Oven/Range; Refrigerator; Smoke Detector; Washer

**Fireplace:** Gas; Stone Faced  
**Heating:** Baseboard; Hot Water; Liquid Propane; Zoned Heat  
**Hot Water:** Gas; Off Furnace  
**Cooling:** None  
**Miscellaneous:** HOA Fee/Year: 5,700; Zoning Code: RMD  
**Commy Amenities:** Beach(es); 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:** I-81 Exit 206 to 374E. Follow 374E to stop sign at Idlewild Ski Shop. Make right staying on 374E past Elk Mountain. The Village is the first right past Elk Mtn's parking lots.

**Additional Info:** Dues in the Village are \$475/month and include central water & sewer, trash removal, lawn care, road maintenance, snow plowing, and use of all amenities.

**Public Remarks:** Magnificent Mountain home with gorgeous natural wood floors, hand hewn beams and barn wood. Plenty of glass in the living room so you can enjoy watching the snow fall in front of the large stone fireplace. Cathedral ceilings, antlered chandelier and a great room feel cap off the rustic charm of this space. Master bedroom suite on main level with large bathroom and sliding glass door leading to outdoor hot tub on private deck. Stone patio off dining room perfect for additional entertaining. Second level offers 2 large bedrooms, full bath and large den with balcony looking down into living room. Basement with laundry could easily be finished for additional living area. Some furnishings included; see list in Documents. If you are looking for a mountain home that screams entertain your family, this is it. Located in the Village of Four Seasons, a year-round resort community at the base of Elk Mountain Ski Area. You'll enjoy a lake for swimming or paddle boating, outdoor pools, tennis, playground, security & much more.

<b>Agent DOM</b>	20	<b>Cumulative DOM</b>	20
<b>MLS#</b> 20-3397			