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List Number	16-3621	List Price	\$ 199,000
Property Type	Residential	Rooms	5
Status	Active	Ttl Beds	3
Levels	2 Story	Half Baths	0
Stories	2.00	Full Baths	2
Est Yr Built	1986	Ttl Baths	2
Foreclosure	No	Family Room	No
Gar #Cars	2	# of Fireplace	1
Exterior:	Vinyl	Acres +/-	13.92
Roof:	Comp Shingle	Lot/Land Dim	300x2019x300x2024
Driveway:	Gravel	Road Frontage	300.00

Address: 2864 Fiddle Lake Road
City: Thompson **State:** PA **Zip:** 18465

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 Office Code: 054

Tot SF Fin AG	1462
SF Fin Main	1012
SF Fin 2nd	450
SF Fin 3rd	0
Tot SF BG/Lwr	996
Tot SF Fin BG/Lwr	0
Tot SF Fin +/-	1462

Room Name	Level	L & W	Room Remarks
Living Room	Main	17x29	cathedral ceiling, oak floor, wood stove
Dining Room	Main	13x8	open to kitchen & living rooms
Kitchen	Main	18x10	large island, mahogany cabinets
Bedroom 1	Main	13x14	
Bedroom 2	Second	13x13	
Bedroom 3	Second	12.6x10	
Full Bath	Main	5x8	
3/4 Bath	Second	5.6x7	

County	Susquehanna	School Dist	Susquehanna Community
Gen Zoning	None	Region	Ararat
Geo Lat	41.792766	Geo Lon	-75.543384
Tax Mun	Ararat Township	Tax Info	Available
Tax Year	2016	Tot Asmt	\$ 68,200
Est Ttl Taxes	\$ 4,409.81	Est Cty Tax	\$ 670.41
Est Mun Tax	\$ 419.43	Est Sch Tax	\$ 3,319.98
Tax ID No	171.00-1,004.00,000.	Lot/Blk/Sec	
Deed Bk/Pg No	0580-0133	Tracts(Sep Dds)	No
Room Name	Level	L & W	Room Remarks
Extra Room	Second	15x30	unfinished area above garage

Style: Contemporary
Lot Cleared; Not in Development; Stream;
Description: View Lot; Wooded Lot
Oil Gas Min Rights: Gas Rights Reserved: All; Min Rights Reserved: All; Oil Rights Reserved: All; Prop Subject to Lse: Yes
Road: Paved; Public: State
Water: Well
Waste: On-Site; Septic
Parking: Off Street Parking
Outside Features: Deck
Foundation Type: Full Basement
Fndtn/Bsmt Features: Block Wall; Concrete Floor; Unfinished Basement
Basement Access: Inside Entrance; Outside Entrance
Insulation: Insulated Window(s); Sidewall Insulate

Inside Features: Free Stand Fireplace; Kitchen Island; Living Room Fireplac; Skylight
Eating Area: Living/Dining Combo; Modern Kitchen
Other Rooms: Other See Remarks
Beds Description: 1 Bed 1st; 2 Bed 2nd
Baths: 1 Bath Lev 1; 1 Bath Lev 2
Floors: Tile; Wall to wall Carpet; Wood
Attic: None
Appliances: Dishwasher; Disposal; Dryer; Elec Oven/Range; Refrigerator; Trash Compactor; Washer

Fireplace Desc.: Free Stand Stove; Vented; Wood
Heating: Baseboard; Hot Water; Oil
Hot Water: Off Furnace
Cooling: Ceiling Fan
Miscellaneous: Amperage: 100; Electrical Service: Circuit Breakers; HOA Fee/Year: 0
Community Amenities: None
Tax Benefits Program: Clean & Green
Possession: Settlement
Financing: Cash; Conventional; FHA; VA

Directions: Rt 374E past Elk Mtn, left at T to 4-way stop, straight on North Rd, left on Fiddle Lake Road, 1st house on left.

Additional Info: Seller is retaining oil, gas, & mineral rights. In Clean & Green.

Public Remarks: Fantastic view and banner sunsets from this contemporary on 13.9 acres! Just five minutes to Elk Mountain Ski Area. Stocked 15' deep pond, creek, woods, & trails. Bright open floor plan for large kitchen, dining, & living room. Double set of sliding doors to a 15x30 deck. Hardwood floors, large kitchen island, & a wood stove in the living room. High grade vinyl shake shingles siding. Newer windows, roof, & siding. Attached 28x30 garage- room for cars, workbench, & sporting equipment. Unfinished bonus room (15x30) would make great bedroom suite or family room/bunk room. Full unfinished basement. Priced to sell.

Agent DOM	174	Cumulative DOM	174
MLS#	16-3621		