



**List Number** 16-3409  
**Property Type** Lot/Land  
**Status** Active  
**Foreclosure** No  
**Zoning** Agricultural

**List Price** \$ 52,000  
**Acres /-** 1.02  
**Lot/Land Dimensions** 150x201x202x261  
**Road Frontage** 150.00

**Address:** Lot #31 Lake View Drive  
**City:** Union Dale **State:** PA **Zip:** 18470  
**Body of Water:** Elk Meadows Pond

*Provided as a courtesy of*  
**Lauri Pass**  
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 Pass Realty  
 ( (570) 222-3333  
 Office Code: 054

**# Lots for Sale**  
**# Lots in Developmnt**  
**Development Size**

<b>County</b>	Susquehanna	<b>School District</b>	Forest City Regional
<b>Zoning</b>	Agricultural	<b>Region</b>	Elk Mountain
<b>Latitude</b>	41.743522	<b>Longitude</b>	-75.536004

<b>Tax Mun</b>	Herrick Township	<b>Tax Inf</b>	Available
<b>Tot Asmt</b>	\$ 7,500	<b>Est Ttl Taxes</b>	\$ 387.83
<b>Est Cty Tax</b>	\$ 73.73	<b>Est Mun Tax</b>	\$ 15
<b>Est Sch Tax</b>	\$ 299.10		

<b>Tax ID Number</b>	190.04-1,021.00,000.	<b>Lot/Block/Section</b>	
<b>Deed Book/Page</b>	201210493	<b>Tracts(Seprt Deeds)</b>	No

<b>Lot Description:</b>	View Lot	<b>Utilities/ Imprvmnts:</b>	Other - See Remarks
<b>Oil Gas Min Rights:</b>	Prop Subject to Lse: No	<b>Special Information:</b>	Other - See Remarks
<b>Road:</b>	Private; Unpaved	<b>Community Amenities:</b>	Beach(es); Garbage Service; Lake(s); Road Maintenance; Tennis Court(s)
<b>Water at Site:</b>	Comm Central	<b>Tax Benefits Program:</b>	None
<b>Waste at Site:</b>	Comm Central	<b>Possession:</b>	Settlement
<b>Topography:</b>	Level	<b>Financing:</b>	Cash; Conventional
<b>Builder:</b>	Any Builder		
<b>Miscellaneous:</b>	HOA Transfer Fee: Y; Zoning Code: MDS		

**Directions:** I-81North to exit #206, right on 374East & follow past Elk Mountain Ski Area. At stop, left still on 374 East about 1.5 miles to right into Elk Meadows, bear right then next right on Lake Drive.

**Additional Info:** Zoning: MDS (Mixed Density Single Family). Restrictive covenants.

**Public Remarks:** One acre building lot in Elk Meadows. One of the largest lots in this small development. Winter ski slope view of Elk Mountain & only 2 miles to the slopes. Community water & sewer, tennis, lake for swimming & fishing. Dues include water, sewer, trash removal, snow plowing, road maintenance, use of amenities. Dues for lot only are \$700/year, with house \$1200/yr. Buyer pays \$500 fee to join HOA. Seller will include house plans, zoning & building permits for 3300 sq ft, 5 bedroom home with attached garage at no charge. Buyer NOT obligated to use the plans.

<b>Agent DOM</b>	213	<b>Cumulative DOM</b>	213
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