



<b>List Number</b>	17-2841
<b>Property Type</b>	Residential
<b>Status</b>	Active
<b>Levels</b>	1 Story
<b>Stories</b>	1.00
<b>Est Yr Built</b>	2005
<b>Foreclosure</b>	No
<b>Gar #Cars</b>	4
<b>Exterior:</b>	Vinyl
<b>Roof:</b>	Comp Shingle
<b>Driveway:</b>	Gravel

<b>List Price</b>	\$ 339,000
<b>Rooms</b>	10
<b>Ttl Beds</b>	4
<b>Half Baths</b>	1
<b>Full Baths</b>	2
<b>Ttl Baths</b>	3
<b>Family Room</b>	Yes
<b># of Fireplace</b>	2
<b>Acres +/-</b>	2.79
<b>Lot/Land Dim</b>	236x612x261x866
<b>Road Frontage</b>	236.00

**Address:** 946 Mud Road  
**City:** Clifford Twp **State:** PA **Zip:** 18470

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

<b>Tot SF Fin AG</b>	2536
<b>SF Fin Main</b>	2036
<b>SF Fin 2nd</b>	500
<b>SF Fin 3rd</b>	0
<b>Tot SF BG/Lwr</b>	2036
<b>Tot SF Fin BG/Lwr</b>	1425
<b>Tot SF Fin +/-</b>	3961

Room Name	Level	L & W	Room Remarks
Living Room	Main	21x27	fireplace, open to kitchen & dining
Kitchen	Main	12x20	with dining area
Family Room	Lower	30x21	with full kitchen!
Master Bedroom	Main	17x12	fireplace, plus 16x6 closet
Bedroom 2	Main	11x13	
Bedroom 3	Main	10x11	
Bedroom 4	Main	11x9	
Master Bath	Main	16x7	walk in shower, double sinks
Full Bath	Main	7x6	
3/4 Bath	Lower	6x8.6	
Laundry	Main	11x6	

<b>County</b>	Susquehanna	<b>School Dist</b>	Mountain View
<b>Gen Zoning</b>	None	<b>Region</b>	Clifford
<b>Geo Lat</b>	41.674131	<b>Geo Lon</b>	-75.604090
<b>Tax Mun</b>	Clifford Township	<b>Tax Info</b>	Available
<b>Tax Year</b>	2016	<b>Tot Asmt</b>	\$ 74,200
<b>Est Ttl Taxes</b>	\$ 3,880.01	<b>Est Cty Tax</b>	\$ 729.39
<b>Est Mun Tax</b>	\$ 241.15	<b>Est Sch Tax</b>	\$ 2,909.47
<b>Tax ID No</b>	245.00-3,008.01,000. <b>Lot/Blk/Sec</b>		
<b>Deed Bk/Pg No</b>	200411024	<b>Tracts(Sep Dds)</b>	No
<b>Room Name</b>	<b>Level</b>	<b>L &amp; W</b>	<b>Room Remarks</b>
Extra Room	Main	6x5	mudroom
Extra Room 2	Second	19x19	play room with chalk wall
Extra Room 3	Second	10x13	office
Extra Room 4 or more	Lower	12x30	work out room w/padded floor

**Style:** Cape Cod; Contemporary  
**Lot Description:** Not in Development; Wooded Lot  
**Oil Gas Min Rights:** Prop Subject to Lse: No  
**Road:** Public: Municipal; Unpaved  
**Water:** Well  
**Waste:** Sand Mound; Septic  
**Parking:** Attached; Detached; Off Street Parking  
**Outside Features:** Guest House; Patio; Porch; Landscaping  
**Foundation Type:** Full Basement  
**Fndtn/Bsmnt Features:** Block Wall; Concrete Floor; Heated; Partially Finished; Other - See Remarks  
**Basement Access:** Walkout  
**Insulation:** Basement Walls; Insulated Window(s); Sidewall Insulate

**Inside Features:** Bedroom Fireplace; Center Hall Foyer; Central Vac; Den - Office; Guest Apt; Inlaw Quarters; Laundry 1st Level; Living Room Fireplac; M Bdrm on 1st Floor; M Bdrm w/Bath Suite; Recreation Room; Utility-Mud Room; Walk in Closet  
**Eating Area:** Eat-in Kitchen; Living/Dining Combo; Modern Kitchen  
**Other Rooms:** Hobby Room; Second Kitchen; Other See Remarks  
**Beds Description:** 2+ Bed 1st; Mstr 1st  
**Baths:** 1 Bath Lev L; 1 Half Lev L; 2+ Bath Lev 1; Full Bath - Master; Modern  
**Floors:** Tile; Vinyl; Wall to wall Carpet; Wood  
**Attic:** None  
**Appliances:** Dishwasher; Elec Oven/Range; Refrigerator; Wash/Dry Hook Up

**Fireplace Desc.:** Stone Faced; Two or More  
**Heating:** Avg. Heat Cost/Yr \$: 1,200; Forced Air; Liquid Propane; Zoned Heat  
**Hot Water:** Liquid Propane  
**Cooling:** Central AC; Zoned  
**Miscellaneous:** Amperage: 200; Electrical Service: Circuit Breakers; HOA Fee/Year: 0  
**Community Amenities:** None  
**Tax Benefits Program:** None  
**Possession:** Settlement  
**Financing:** Cash; Conventional; FHA; VA

**Directions:** I-81 North, exit 206, right on 374East, right at stop onto SR 106 East, go 1/2 mile to left on Mud Road, house about 1 mile on right.

**Additional Info:** Central air. Floors zoned separately. Spray foam insulation so only \$1200 cost for heat, hot water, & dryer.

**Public Remarks:** Private wooded setting for this beautiful 4 bedroom, 2.5 bath home, plus completely separate 1240 sq. ft. 2 bedroom apartment. 3 bay custom garage with trusses for no interior posts or pillars. House is a showplace with open super spacious kitchen, & living room with fireplace. Master bedroom suite has a fireplace, 16x6 walk-in closet, & large master bath. Plus 30x21 family room with brand new carpet and full kitchen for the ultimate entertaining space. Fantastic playroom & office on second floor. Full workout room, storage rooms galore, first floor laundry, separate mud room, & tiled entry. Relax on the 10x32 covered porch which overlooks the woods & beautiful landscaping. Also a garage in house basement. House has on demand hot water & central vacuum

<b>Agent DOM</b>	112	<b>Cumulative DOM</b>	112
<b>MLS#</b> 17-2841			

Apartment is truly separate with all it's own utilities. Apt. has no stairs & level separate private entrance from parking, laundry, 2 large bedrooms, full bath, kitchen, 26x15.6 living room. Offers income potential, caregiver apartment, extended family space, or home business space. 17x24 garage near apt. entrance. All just 5 minutes from I-81, 25 minutes to Scranton. 10 minutes to Elk Mountain Ski Area.