



List Number	17-2841	List Price	\$ 339,000
Property Type	Residential	Rooms	10
Status	Active	Ttl Beds	4
Levels	1 Story	Half Baths	1
Stories	1.00	Full Baths	2
Est Yr Built	2005	Ttl Baths	3
Foreclosure	No	Family Room	Yes
Gar #Cars	4	# of Fireplace	2
Exterior:	Vinyl	Acres +/-	2.79
Roof:	Comp Shingle	Lot/Land Dim	236x612x261x866
Driveway:	Gravel	Road Frontage	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

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

County	Susquehanna	School Dist	Mountain View
Gen Zoning	None	Region	Clifford
Geo Lat	41.674131	Geo Lon	-75.604090
Tax Mun	Clifford Township	Tax Info	Available
Tax Year	2016	Tot Asmt	\$ 74,200
Est Ttl Taxes	\$ 3,880.01	Est Cty Tax	\$ 729.39
Est Mun Tax	\$ 241.15	Est Sch Tax	\$ 2,909.47
Tax ID No	245.00-3,008.01,000. Lot/Blk/Sec		
Deed Bk/Pg No	200411024	Tracts(Sep Dds)	No
Room Name	Level	L & W	Room Remarks
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/Bsmt Features: Block Wall; Concrete Floor; Heated; Partially Finished; Other - See Remarks
Basement Access: Inside Entrance; Outside Entrance; 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 full kitchen for the ultimate entertaining space (new carpet to be installed any day). 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.

Agent DOM	3	Cumulative DOM	3
MLS# 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.