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List Number	17-2857	List Price	\$ 309,000
Property Type	Residential	Rooms	9
Status	Active	Ttl Beds	3
Levels	1 Story	Half Baths	0
Stories	1.00	Full Baths	3
Est Yr Built	2011	Ttl Baths	3
Foreclosure	No	Family Room	Yes
Gar #Cars	3	# of Fireplace	0
Exterior:	Vinyl	Acres +/-	6.81
Roof:	Comp Shingle	Lot/Land Dim	680x1042x873
Driveway:	Circular; Concrete; Gravel	Road Frontage	680.00

Address: 1269 Belcher Road
City: Union Dale **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	1667
SF Fin Main	1667
SF Fin 2nd	0
SF Fin 3rd	0
Tot SF BG/Lwr	1667
Tot SF Fin BG/Lwr	1612
Tot SF Fin +/-	3279

Room Name	Level	L & W	Room Remarks
Living Room	Main	18x13.9	large window
Dining Room	Main	15.6x13.9	sliding door to deck
Kitchen	Main	15.6x13.9	center island, breakfast bar
Kitchen	Lower	17x13	
Family Room	Lower	28x13	and 11x13
Den/Study	Main	9x8	
Master Bedroom	Main	10.6x13.9	
Bedroom 2	Main	14x13.9	
Bedroom 3	Lower	16x13	
Master Bath	Main	12.8x14.7	4 piece, plus separate walk-in closet
Full Bath	Main	10.7x7.6	
Full Bath	Lower	8x8	
Laundry	Main	9.9x7.4	

County	Susquehanna	School Dist	Mountain View
Gen Zoning	None	Region	Clifford
Geo Lat	41.723617	Geo Lon	-75.606786
Tax Mun	Gibson Township	Tax Info	Available
Tax Year	2016	Tot Asmt	\$ 53,800
Est Ttl Taxes	\$ 2,907.42	Est Cty Tax	\$ 528.85
Est Mun Tax	\$ 269	Est Sch Tax	\$ 2,109.56

Tax ID No	207.00-1,025.00,000.	Lot/Blk/Sec	
Deed Bk/Pg No	201102861	Tracts(Sep Dds)	No

Style: Raised Ranch
Type: Modular
Lot Description: Wooded Lot
Oil Gas Min Rights: Gas Rights Reserved: Some; Min Rights Reserved: Some; Oil Rights Reserved: Some; Prop Subject to Lse: Yes
Road: Public; Municipal; Unpaved
Water: Well
Waste: On-Site; Septic
Parking: Attached; Off Street Parking
Outside Features: Deck; Utility Shed
Foundation Type: Full Basement
Fndtn/Bsmnt Features: Concrete Floor; Concrete Wall; Day Light; Fully Finished; Heated
Basement Access: Inside Entrance; Outside Entrance; Walkout
Insulation: Attic Ceiling; Basement Ceiling; Insulated Window(s); Sidewall Insulate

Inside Features: Den - Office; Fam Room Lower Level; Kitchen Island; Laundry 1st Level; M Bdrm on 1st Floor; M Bdrm w/Bath Suite
Eating Area: Dining Area; Modern Kitchen
Other Rooms: Second Kitchen; Other See Remarks
Beds Description: 1 Bed LL; 2+ Bed 1st; Mstr 1st
Baths: 1 Bath Lev L; 2+ Bath Lev 1; Full Bath - Master; Modern
Floors: Laminate; Wall to wall Carpet
Attic: Crawl Opening
Appliances: Dishwasher; Gas Oven/Range

Fireplace Desc.: None
Heating: Forced Air; Liquid Propane
Hot Water: Electric
Cooling: Central AC
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-81N, exit #206, right on 374E, left at T on SR106W, right on SR 374E to 3-way stop at Lake Idlewild, go straight on SR 2067, 1st right on TR 405 (TR Williams Rd) left on Tennessee Gas Rd. (SR 2069), house 1/2 mile on left. (Tenn. Gas Rd turns into Belcher Road). DON'T USE GPS- map tab location here is correct. Google maps shows road as Tennessee Gas Road.

Additional Info: Includes 50% OGM rights. Collecting royalties. Electric cost averages \$99/mo with AC. Last year's propane cost \$1500.

Public Remarks: Bright and spacious floor plan in this beautiful home built in 2011. Kitchen has center island & breakfast bar that flows into dining and living rooms. Master bedroom suite with 4 piece bath, & a huge walk-in closet. First floor laundry room. Lower level is fully finished with 2nd kitchen, family room, & bedroom. Terrific for those who like to entertain, have extended family, or just want additional living area. Both floors flow well together or use as an in-law apartment. 2nd separate staircase is already there. Fantastic oversized attached 3 car garage. Auto on generator. 2x6 construction w/ extra insulation. Picturesque wooded setting with landscaped yard. Storage shed. Just 5 minutes to I-81 or Elk Mountain Ski Area, & 25 minutes to Scranton.

Agent DOM	108	Cumulative DOM	108
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