

	List Number 23-1333	List Price 588,500.00
	Property Type Lot/Land	Lot Size Acres 4.13
	Status Active	Lot/Land Dimensions 742x150x879x257
	Foreclosure No	Road Frontage 742.00
	Zoning None	
	Details	# Lots for Sale
	Road: Public: Municipal	# Lots in Developmnt
	Lot Lake Rights; Lake View; Lakefront;	Development Size
	Description: Waterfront; Wooded Lot	
Address: Lot 5A May Rd	<i>Provided as a courtesy of</i>	
City: Thompson State: PA Zip: 18465	Lauri Pass	
Body of Water: Dunn Pond	((570) 335-8002	
	Pass Realty	
	((570) 222-3333	
	Office Code: 054	

County	Susquehanna	School District	Susquehanna Community
Zoning	None	Region	Ararat
Latitude	41.821891	Longitude	-75.478931
Tax Mun	Ararat Township	Tax Inf	Available
Tot Asmt	\$ 4,700	Est Ttl Taxes	\$ 358.47
Est Cty Tax	\$ 50.90	Est Mun Tax	\$ 47.70
Est Sch Tax	\$ 259.86		
Tax ID Number	134.00-2,013.06,000.	Lot/Block/Section	
Deed Book/Page	202105775	Tracts(Seprt Deeds)	No

Lot Description:	Lake Rights; Lake View; Lakefront; Waterfront; Wooded Lot	Utilities/Imprvmnts:	None
Oil Gas Min Rights:	Prop Subject to Lse: No	Special Information:	Approved Subdvsn; Deed Restrctn/Covens; Survey
Road:	Public: Municipal	Community Amenities:	Lake(s)
Water at Site:	Well Needed	Lake/Waterway:	Lake Use Restriction; Powerboat
Waste at Site:	Septic Needed; Other - See Remarks	Tax Benefits Program:	None
Topography:	Slope - Front2Rear	Possession:	Settlement
Builder:	Any Builder	Financing:	Cash; Conventional
Miscellaneous:	None		

Directions: Rt 171N to right on Dunn Pond Rd, left on May Rd, approx. 3/4 mile on left. Appointment required to enter property.

Additional Info: Overview of deed restrictions in Documents. No fractional ownership.

Public Remarks: Spectacular 4.13 acre wooded Lakefront Lot- the ultimate setting for your dream lake home. Incredible 879' lake frontage with a private cove! Gorgeous deep water glacial lake with entirely wooded shoreline. Never before developed 100 acre lake and building lots. Two neighboring lots have newly constructed homes. Motor boats only; jet skis are not allowed. Quiet/ no wake hours from 7pm to 10am ensures plenty of quiet mornings and evenings for fishing, paddle sports, and sunset cruises. All building lots are 2+ acres, and a very limited number to provide unparalleled privacy on this no public access lake. Deed restrictions maintain woodland atmosphere and exclude revolving rentals. Residential use only with each lot approved for micro mound septic. Enjoy your summers boating, water skiing, and fishing on Dunn Lake, and your winters skiing and riding at Elk Mountain Ski Resort or snowmobiling on the nearby O & W and D & H trails. Just 10 miles to Elk Mountain. Surrounding attractions include 9 Golf Courses, D&H Rail Trail, Four State Parks for hiking and mountain biking, and the Delaware River for world class trout fishing. 10 minutes to Forest City for shopping.

MLS# 23-1333			
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