



ListingId: SC-6128
PropertyType: Residential
Sub Type: Single Family Residence
Status: Active
Stories: 2
Year Built: 1985
Year Built Source: Public Records
New Construction YN: No
Garage YN: No
Garage Spaces: 0

List Price: \$455,000
Rooms Total: 7
Bedrooms Total: 3
Bathrooms Half: 0
Bathrooms Full: 2
Bathrooms Total: 2
Basement YN: No
Enhanced Accessible: No
Fireplace YN: Yes

Exterior Features: Storage; Tennis Court(s)
Roof: Composition

Lot Size Acres: 1.3
Lot Size Dimensions: 294x274x47x386x60
Lot Dimensions Source: Public Records

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Living Area: 1,672
Above Grade Finished Area: 1,672
Below Grade Finished Area: 0

324 Meadow Drive Drive
Union Dale, PA 18470

County: Susquehanna
Zoning: MDS
Zoning Description: Other
FEMA Zone: X

City Region: Elk Mountain
Municipality: Herrick Township
Subdivision Name: Elk Meadows
High School District: Forest City Regional

County Tax Amount: \$589.05
Municipal Tax Amount: \$112.2
School Tax Amount: \$2,810.05
Tax Annual Amount: \$3,529.81

Tax Information: Available
Tax Assessed Value: \$56,100
Tax Year: 2024

Parcel Number: 190.04-1,010.00,000.

Tax Book Number: 190.04-1,010.00,000.

Room Name	Level	Length	Width	Remarks
Primary Bedroom	Upper	11.4	14.9	view of Elk Mtn
Bedroom 3	Main	11	10.5	view of Elk Mtn
Primary Bathroom	Upper	13.3	5.2	
Laundry	Main	7.5	5.6	new washer & dryer included

Room Name	Level	Length	Width	Remarks
Bedroom 2	Main	8.2	13	view of Elk Mtn
Bathroom 2	Main	13.5	5.1	
Dining Room	Upper	13.3	8.2	view of Elk Mtn
Family Room	Main	14	28.3	view of Elk Mtn; 4th bdrm use
Kitchen	Upper	11.3	10.8	
Living Room	Upper	13.9	11.1	Fieldstone Fireplace; view of Elk Mtn

Appliances: Dishwasher; Dryer; Electric Water Heater; Microwave; Range; Refrigerator; Washer
Architectural Style: Contemporary
Attic Features: None
Community Features: Lake; Tennis Court(s); Other
Construction Materials: T1-11
Cooling: None
Current Financing: None
Current Use: Residential
Electric: 200+ Amp Service
Exterior Features: Storage; Tennis Court(s)
Fireplace Features: Living Room; Masonry; Wood Burning

Flooring: Carpet; Laminate
Foundation Details: Slab
Heating: Baseboard; Electric
Interior Features: Vaulted Ceiling(s)
Lake/Waterway Information: Lake Rights; Non Powerboat
Laundry Features: Main Level
Levels: Two
Lot Features: Level
Parking Features: Gravel; Off Street
Patio And Porch Features: Deck
Pool Features: None

Road Frontage: Private Road
Type: Private Maintained Road
Responsibility: Gravel
Road Surface Type: Gravel
Sewer: Public Sewer
Utilities: Cable Connected; Electricity Connected; Sewer Connected; Water Connected; Underground Utilities
View: Lake; Mountain(s); See Remarks
Water Source: Comm Central
Waterfront YN: Yes
Water Body Name: Elk Meadows Pond
Window Features: Insulated Windows
Room Types: Bathroom 2; Bathroom 2 Level: Main; Bedroom 2; Bedroom 2 Level: Main; Bedroom 3; Bedroom 3 Level: Main; Dining Room; Dining Room Level: Upper; Family Room; Family Room Level: Main; Kitchen; Kitchen Level: Upper; Laundry; Laundry Level: Main; Living Room; Living Room Level: Upper; Primary Bathroom; Primary Bathroom Level: Upper; Primary Bedroom; Primary Bedroom Level: Upper
Listing Terms: Cash; Conventional
Possession: Close Of Escrow

Directions: I-81 to SR 374E past Elk Mt Ski Area to stop. Left continuing SR 374E. Go 1 mile to right into Elk Meadows. Driveway at "T" after entering Elk Meadows.
Latitude: 41.746833 **Longitude:** -75.534395

Public Remarks: Lakefront Home with stunning view of Elk Mountain Ski Area! Prime location for this 3 bedroom, 2 bath home. The living room has a beautiful fieldstone wood burning fireplace for winter ambience. Open to the dining area and kitchen- all boast an exceptional view of the lake, ski area, and mountain range. Sliding doors lead to a new & large composite deck for outdoor entertaining. Primary bedroom with a private deck and ensuite bath. The large family room offers a wood stove with a brick surround. Family room can also option for use as a 4th bedroom. New in 2023: entire roof, skylights, and sliding doors. All new appliances and most furnishings are included. Oversize 1.3 acre lot with mature pines for privacy and mountain ambience. Located in Elk Meadows- a small private community with an 8 acre spring fed pond for swimming, fishing, paddling, & relaxing. Newer tennis court for tennis & pickle ball. Yearly \$2200 dues cover: water, sewer, trash, snow plowing, & common areas maintenance. Underground utilities include high speed fiber optic to easily work from home. Short term rentals allowed. Buyer to pay \$500 fee to join association. Only 2 miles to Elk Mountain Ski Area for great downhill skiing & snowboarding. Close to Forest City for shopping, numerous golf courses, & the 40-mile D&H Rail Trail for biking, hiking, snowmobiling, and cross-country skiing. A beautiful home in a great location!

Auction YN: No			
List Price/SqFt:	\$272.13		Cumulative DOM: 4
Original Entry Timestamp:	11/29/2024		
Agent DOM:	4		

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