



Property Style: Residential
 Style/Construction: Ranch
 Bedrooms: 4
 Total Baths: 2.5
 Full Baths: 2
 Half Baths: 1
 Total Finished SqFt: 2220
 Year Built: 2002
 Garage/Parking: 2 Car Garage, 3+ Car Garage, Attached, Basement, Detached

County: Susquehanna
 Municipality: Rush Township
 School District: Elk Lake
 Elementary School:
 Middle School:
 High School:
 Deed Ref Instrument #: 201910709
 Tax Map #: 175.00-1,073
 Control #:
 Property Taxes: 4116.00
 Tax Year: 2022
 Assessed Value: 61000

Lot Size: 4 Flood Zone: No Zoning: None
 Est Acres-Total: 4.00 Est Acres-Open: 3.00 Est Acres-Wooded: 1.00 Street/Road: Gravel
 Topography: Level, Rolling Shore Line:
 Oil Gas & Mineral Rights: Not Owned Other Leases:
 Land Programs: None
 Property Details: Above Ground Pool, Covered Porch, Open, Pond, View
 Above Grade SqFt: 1920 Finished SqFt 100% Above Grade: 1920 # Levels: 1.00
 Below Grade SqFt: 1920 Finished SqFt 100% Below Grade: 300 Rooms: 9
 Finished SqFt 1st: 1920 Finished SqFt 2nd: 0 Finished SqFt 3rd: 0

	Level	Dimensions	Flooring		Level	Dimensions	Flooring
Living Room	First	13 x 29	Carpet	Bedroom	Basement	14 x 10	Carpet
Den/Study	First	10 x 15	Carpet	Laundry/Bath	Basement	12 x 14	Concrete
Kitchen	First	15 x 16	Vinyl				
Dining Area	First	10 x 11	Vinyl				
Master Bedroom	First	15 x 15	Carpet				
Bedroom	First	14 x 10	Carpet				
Bedroom	First	14 x 10	Carpet				

Included Items: Dishwasher, Microwave, Range/Oven, Refrigerator
 Misc Info: Circuit Breakers, Deck, Exterior Lighting, Extra Storage, First Floor Bathroom, First Floor Bedroom, Satellite Dish, Storage Utility Building, Vaulted Ceiling, Walk In Closet, Window-Double Pane
 Other Buildings: 32 x 48 Detached 3 Car Garage / Workshop and 8 x 10 Storage Shed - Play set.
 Electric Company: Penelec Fuel/Gas Company: Unknown
 Exterior: Vinyl Siding Water: Spring, Well
 Foundation: Poured Sewer: Septic Tank
 Roof: Shingle Water Heater: Oil
 Basement: Concrete Floor, Full, Part-Finished, Walk-Out Utilities: Appliances-Electric, Appliances-Gas
 Heating/Fuel: Baseboard, Hot Water, Oil, Wood Stove Electric: 100 Amp Service, 200 Amp Service, Circuit Breakers
 Est Monthly Heat: 200.00 Fireplace/Woodstove: Stove(s), Wood
 Cooling: None On File: Disclosure Form, Tax Map

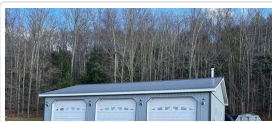
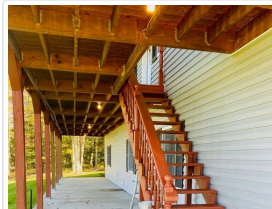
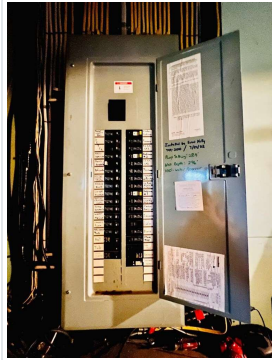
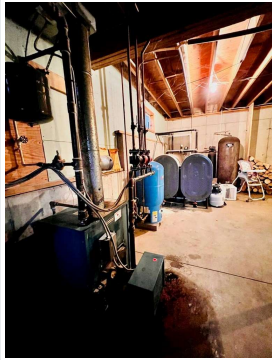
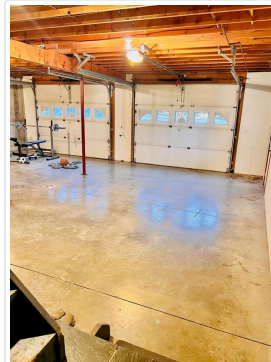
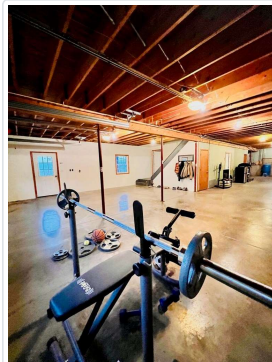
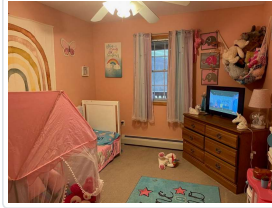
Public Remarks: The property you've been searching for! Gorgeous 4 BR 2.5 Bath Country Ranch with spectacular views and beautiful rural setting! Spacious kitchen with center island and separate dining area. Warm and inviting living room with tongue and groove knotty cedar walls and ceilings! Huge walk out basement with wood stove and exceptional storage! Exterior features include covered front porch and rear deck with easy access to 12 x 24 above ground pool (June 2022)! Huge 3 bay insulated garage with wood burning stove and spring water! Enjoy the beautiful spring fed swimming and fishing pond w/ fountain and dock overlooking the surrounding valley!

Directions: From Lawton, Pa. - West on SR 706 - App. 2 miles - Left on Bomboy Rd. - 1 mile to property on left - Watch for sign.
 Private Remarks: Buyer's agent to verify property taxes and square footage.

Owner Full Name: James S. and Ashley E. Ayotte Owner 2:
 Buyer Broker Commission: 3 Variable Rate Commission: No Limited Service: No Excluded Buyers:
 Listing Condition: Not Applicable Lender Owned: No Reference #:
 Possession: Closing
 Showing Instructions: Call LA, Lockbox
 Display on Internet: Yes Display Address: Yes Allow AVM: Yes Allow Comments: Yes
 Contract Date: Pending Date: Anticipated Closing Date:
 Leased Date: Leased Price: \$0.00 Days on Market: 6

Original List Price: \$375,000

Financing (per Listing Contract): Cash, Conventional, FHA, VA Loan





Listing Office: Timberline Real Estate (#:31637)
Mail Address 1: 26750 State Route 267
Mail City: Friendsville
Mail State: PA
Mail Zip Code: 18818
Office Corporate License:
Main: (570) 553-2277
Fax: (570) 553-2099

Listing Agent: Catherine O'Reilly (#:1)
Contact #: (570) 396-2840
Agent Email: homes@timberlinerealestate.net
License Number: RS136822A

Information Herein Deemed Reliable but Not Guaranteed