

MLS #: R33369P (Pending) List Price: \$265,000

420 Hoag Hill Rd Montrose, PA 18801



STYLE/CONSTRUCTION: Cabin
MANUFACTURED INFO:
ROOMS: 3
BEDROOMS: 1
FULL BATHS: 1
HALF BATHS: 0
1/4 BATHS: 0
APX TOTAL SQFT: 992
GARAGE/PARKING: Storage Only
YEAR BUILT: 1994

COUNTY: Susquehanna
MUNICIPALITY: Rush Township
AREA: Susquehanna County
ZONING: None
PARCEL ID: 178.01-046
SCHOOL DISTRICT: Elk Lake

APX ACRES: 32.53

LOT SIZE: 32.53

LOT DESCRIPTION: Open, View, Wooded, Stream

FLOOD ZONE: No

DEED REF/INSTRUMENT #: 546/267

TAXES: 1000

TAX YEAR: 2017

ROOF AGE: 13

AVAILABLE FOR LEASE: No

ELECTRIC CO/\$: Claverack

HEAT COST:

WELL DEPTH: 225

STREETS: Gravel/Dirt

MNRLTLSE: Yes **MNRL RTS:** Does Not Convey

GASOILRTS: Does Not Convey

GAS LSE: Leased

CLN&GREEN: Yes

	Lvl:	Dimensions:		Lvl:	Dimensions:
Entry/Foyer:	0		Living Room:	0	
Family Room:	0		Den/Study:	0	
Great Room:	1	16 x 28	Kitchen:	1	12 x 18
Dining Room:	0		Util Room/Area:	0	
Master Bedroom:	1	16 x 16	Bedroom 2:	0	
Bedroom 3:	0		Bedroom 4:	0	
Master Bath:	0		Bath 1:	1	3/4 Bath
Bath 2:	0		Bath 3:	0	

GARAGE SZ: 0

SQFT-1ST: 992

SQFT-2ND: 0

SQFT-3RD: 0

SQFT - TOTAL BSMT: 0

SQFT FINISHED BSMT: 0

FINISHED SQFT 100% ABOVE GRADE: 992

INCLUDED ITEMS: Microwave, Range/Oven, Refrigerator

ROOMS: Eat-in Kitchen, Great Room

MISCELLANEOUS INFO: Extra Storage, Window Treatments, Walk-in Closets, Window-Single Pane, Window-Double Pane, Clean & Green, Exterior Lighting, Enclosed Porch, Satellite Dish, Storage Utility Building

ON FILE: Bldg/Deed Restrictions, Disclosure Form, Survey

FINANCING: Conventional, Cash

EXTERIOR: T-111

FUEL: LP Gas

FOUNDATION: Pillar/Post/Pier

WATER HEATER: Electric

BASEMENT: None

UTILITIES: Appliances-Electric, 100 Amp Service, Propane

HEATING: Wall

FLOORING: Carpet, Slate

COOLING: Window

FIREPLACE/WOODSTOVE: Gas Logs, Insert, Fireplace

WATER/SEWER: Well-Drilled, Septic

POOL:

ROOF: Shingle

DIRECTIONS: From Elk Lake 4 Corners - Turn on Auburn Center Rd. (SR 3001) passing school on left - Take 1st right past Elk Lake Fire hall onto Elk Lake Rd. - Travel app. 3/4 mile - Right onto Hoag Hill Rd. to 2nd gate on right.

PUBLIC REMARKS: Great hunting compound! 32.53 Acres of woods and open ground w/ fully furnished cabin ideal for hunting camp or year round home. Cozy living provided by gorgeous field stone fireplace w/ propane insert and wall unit. Well and septic - Lots of extras included for turn key enjoyment of both the home and the acreage! Excellent privacy with long driveway to top of property w/ features including views and stream. Unbelievable wildlife throughout the property! Don't miss out on this one! No OGM rights included.

PRIVATE REMARKS:

SELLER NAME: Riccardi

BUYER/BROKER FEE: 3

TRANSACTION LICENSE: 3

SUB AGENCY FEE: 0

EXCLUSIVE RIGHT: Yes

EXCLUSIVE AGENCY: No

BONUS:

POSSESSION/AGENT INFO: Closing, Call Listing Agent, Key at Listing Office

AGREEMENT DATE: 8/27/2017

ACCEPTANCE DATE: 8/29/2017

PROPOSED CLOSING DATE: 9/29/2017

ORIGINAL LIST PRICE: \$265,000

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

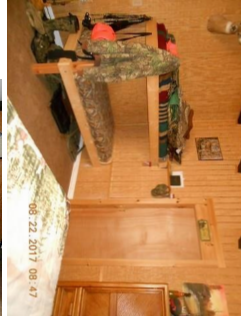
DAYS ON MARKET: 14

LIMITED SERVICE: No

ALLOW AVM: Yes

ALLOW COMMENTS: Yes

BROKER LICENSE #: RB043174



Owner: Timberline Real Estate (37)
Main: (570) 553-2277
Fax: (570) 553-2099
Main Address: 1: 26750 State Route 267
Main County: Friendsville
Main State: PA
Main Zip Code: 18818

List Agent: Catherine O'Reilly (1)
Contact #: (570) 553-2252
Agent Email: homes@timberlinerealestate.net
List Number: RS136822A