

**MLS #: R23689A List Price: \$159,900**

422 Forest Lake Montrose, Pa. 18801

 [Additional Photos](#)



**STYLE/CONSTRUCTION:** 1.5 Story  
**MANUFACTURED INFO:**  
**# ROOMS:** 5  
**BEDROOMS:** 3  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**1/4 BATHS:** 0  
**APX TOTAL SQFT:** 988  
**GARAGE/PARKING:**  
**YEAR BUILT:** 1910

**COUNTY:** Susquehanna  
**MUNICIPALITY:** Forest Lake Township  
**AREA:** Susquehanna County  
**ZONING:** None  
**PARCEL ID:** 083.20-1,030  
**SCHOOL DISTRICT:** Montrose

**APX ACRES:** 0.25

**LOT SIZE:** 51' Lake

**LOT DESCRIPTION:**

**DEED REF/INSTRUMENT #:** 200811483

**TAXES:** 1500 +/-

**TAX YEAR:** 2011

**ROOF AGE:** 21

**AVAILABLE FOR LEASE:** No

**ELECTRIC CO/:** Penelec

**HEAT COST:** \$126

**WELL DEPTH:**

**STREETS:**

**MINERAL RIGHTS:** Conveys

**GAS/OIL RIGHTS:** Conveys

**GAS LEASE:** Not Leased

**CLEAN & GREEN:** No

	Lvl:	Dimensions:		Lvl:	Dimensions:
Entry/Foyer:	0		Living Room:	1	Great Room
Family Room:	0		Den/Study:	0	
Great Room:	1	24 x 15	Kitchen:	1	13 x 11
Dining Room:	1	Great Room	Util Room/Area:	0	
Master Bedroom:	0	11 x 10'5	Bedroom 2:	2	15 x 11
Bedroom 3:	2	15 x 12	Bedroom 4:	0	
Master Bath:	0		Bath 1:	1	Full Bath
Bath 2:	0		Bath 3:	0	
Porch:	1	24 x 7'5			

**GARAGE SZ:** 0

**SQFT-1ST:** 732

**SQFT-2ND:** 256

**SQFT-3RD:** 0

**SQFT - TOTAL BSMT:** 0

**SQFT FINISHED BSMT:** 0

**FINISHED SQFT 100% ABOVE GRADE:** 988

**INCLUDED ITEMS:** Microwave, Range/Oven, Refrigerator

**ROOMS:** Eat-in Kitchen, Living/Dining Combo

**MISCELLANEOUS INFO:** Extra Storage, Window Treatments, Vaulted Ceiling, Window-Single Pane, Homeowner's Dues, Enclosed Porch, Storage Utility Building

**ON FILE:** Disclosure Form, Survey

**FINANCING:** Conventional, Cash

**EXTERIOR:** Vinyl

**FUEL:** LP Gas

**FOUNDATION:** Laid Stone, Piers/Post

**WATER HEATER:** Electric

**BASEMENT:** None

**UTILITIES:** Electric

**HEATING:** Space, Other-See Remarks

**FLOORING:**

**COOLING:** None

**FIREPLACE/WOODSTOVE:** Gas Logs

**WATER/SEWER:** Septic

**POOL:** None

**ROOF:**

**DIRECTIONS:** From Rt. 267 - In St. Joseph turn on S.R. 4007 2.5 miles to Y - Right at Y to 1st left at Forest Lake (Road #2) to cottage #422 on left.

**PUBLIC REMARKS:** Warm and inviting seasonal cottage at Forest Lake - 3 Bedrooms - Eat-in Kitchen - Screened porch and dining area - Fully Furnished - Great views of lake - Propane heaters - Motor boats allowed - Shared well - Move in condition!

**PRIVATE REMARKS:**

**SELLER NAME:** Aton

**SUB AGENCY FEE:** 0

**EXCLUSIVE RIGHT:** Yes

**POSSESSION/AGENT INFO:** Closing, Call LA, Key at LO

**AGREEMENT DATE:**

**BUYER/BROKER FEE:** 3

**EXCLUSIVE AGENCY:** Yes

**ACCEPTANCE DATE:**

**TRANSACTION LICENSE:** 3

**BONUS:** 0

**PROPOSED CLOSING DATE:**

**ORIGINAL LIST PRICE:** \$159,900    **DISPLAY ON INTERNET:** Yes    **DISPLAY ADDRESS:** Yes    **DAYS ON MARKET:** 9

**LIMITED SERVICE:** No

**ALLOW AVM:** Yes

**ALLOW COMMENTS:** Yes

**Office Name:** Timberline Real Estate (#:37)

**Main:** (570) 553-2277

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**Listing Agent:** Catherine O'Reilly (#:1)

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