



Davis Real Estate, Inc.



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106 Bellefonte Ave.
LOCK HAVEN, PA
570-758-8550



LISA LINN
570-660-0626
lisa.a.linn@gmail.com

RSPS
Resort & Second-Home
Property Specialist



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CAN I DO THAT? **Check your zoning laws!**

Purchasing a property can be exciting, but what if you complete the purchase with the idea to build a home or vacation home and you suddenly find out that the local zoning ordinances consider the property to be "non-conforming". This could mean that you would not be permitted to build on it and that could put a serious glitch in your plans! This happens more often than you realize as some buyers do not do their due diligence and check the zoning laws for their particular property. Most of the zoning and county/twp. ordinances can be found online on the Twp. website. You have to first know what zoning designation your property lies in to be able to look up the table in the ordinance documents. Zoning designation is not indicated on the assessment card. The reference on the card has to do with the current "use" of the property for tax purposes, but does not have the actual zoning. Example: The card could have Recreational, Commercial, Residential, etc. However, those are not the actual zoning, those are how the property is currently being used. To find your zoning, you will have to go to the county or twp. parcel map and find the property (using the "zoning" layer). There are many types: Rural Forest, Village Center, Resource Protected, Open Space and more. Once you have identified the proper zoning designation the property lies in, you can then go to the zoning and ordinances and find the table pertaining to that particular zoning. Some of the counties and/or twps. require 1 acre to build. Also make sure your setbacks will conform with the zoning and you will also have to make sure you can put a septic on the property (which involves the Sewage Enforcement Officer) There are setbacks for septic, wells, accessory buildings and more. You will also need a permit to put a driveway in and likely will have to get approval from the Twp. Roadmaster. All of this has to be thought out so that you stay within distance constraints. If you are not sure you are interpreting the zoning correctly on the document, it is always best to call the zoning officer and get clarification so that you are assured you will be able to do with the lot what you want, or if you will need to make a variance contingency. Do not rely on information provided by the owner alone or even on the information given by the real estate agent. Sometimes they can be incorrect and they also should not be trying to interpret what your intentions are and if it is permissible. Always best to do your due diligence on your own so that you get direct answers to your questions and they are not lost in translation by a 3rd party. As a Realtor, I don't want to cause you harm by misinterpreting your intentions! So to find if you CAN DO THAT, you need to do some homework and be totally satisfied before signing on the dotted line!

www.RecreationalPropertiesPennsylvania.com

HUMOR ME!

What is a flower's favorite kind of pickle?

A daffo-dill.



FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail
all things nature
Hiking & Backpacking PA
Exploring PA Parks & Forests
Friends of Benezette
Vacation homes and cabins of Davis Real Estate
Friends of Kettle Creek
Potter County God's Country

MENU IDEA AND RECIPES:

Tuscan Grilled Trout

Green Salad

Easy Grilled Vegetable Skewers

Fruit kebobs w/marshmallow dip

Tuscan Grilled Trout

1/4 Olive Oil

1 garlic clove

1/2 tsp sage

1/2 tsp. rosemary

2 TB wine vinegar

1/2 tsp. kosher salt (divided)

1/4 tsp pepper (fresh ground if you can)

8 trout fillets (approx. 2 lbs in all)

In a small saucepan combine oil, garlic, sage & rosemary. Cook over low heat until garlic begins to brown. Remove from heat and add vinegar, 1/2 of the salt and pepper.

Put trout in a glass dish and sprinkle with the rest of the salt. Add 1/2 of the oil & vinegar mixture and turn to coat. Grill or broil the fish skin side down 2 min. Turn and cook until just done about 2 min. longer. Whisk the remaining oil & garlic mixture and serve over the fish.

GREAT FISHING SPOTS TO CHECK OUT!

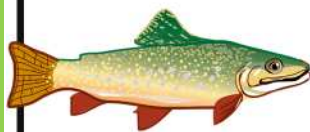
We have some excellent fishing opportunities here in the PA Wilds which is one of the many outdoor recreational activities that attract visitors to our area! We truly have some of the top rated fishing streams right here in our backyard. Here are a few of them:

Slate Run: This approx. 7 mile stream offers some of the best wild trout fishing in the state and in fact it is in the TOP 5 in the state of PA. This is a freestone stream in a wild and remote section of the Pine Creek Valley. Most anglers fish the lower portion of the stream for easier access. However, the more adventurous types can explore the upper Slate Run if they are willing to leave the road behind! The best access to the water is to drive up Slate Run Rd. (past the Hotel Manor) and there are multiple pull-offs along the way with trails leading to the water.

Cedar Run: This picturesque freestone creek meanders through undeveloped forests and offers anglers an opportunity for truly wild brown trout. There are a lot of beautiful pools with riffles and runs making it an exciting angling experience. The majority of this stream flows through Tioga State Forest until it eventually dumps into Big Pine Creek at the village of Cedar Run. Driving up Leetonia Rd. off of 414 (about 5 miles north of Slate Run) will get you to the stream.

Kettle Creek: This tributary to the Susquehanna River is an amazing stream. It is 67 miles and is renowned as one of the best trout streams in Northern PA. The fly-fishing only delayed harvest section is especially popular. Areas of Kettle Creek are in Potter County and Clinton County and you can also access from Ole Bull State Park, Kettle Creek State Park and pull offs along 144 N.

So get your fishing gear out and go where the FISH ARE



Green Salad

Toss fresh salad greens with bell peppers & red onions and cherry tomatoes. Top with your favorite dressing!

Easy Grill Vegetable Skewers

2 ears fresh corn cut into 3 inch pieces

Red bell pepper cut into chunks (save some for your salad!)

Large red onion diced into med. chunks (save some for your salad!)

Olive oil

Salt & Pepper

Preheat grill, arrange vegetables on skewers. Place on grill and baste in olive oil liberally. Season w/ salt and pepper and close grill lid. Cook about 15 min. then flip, baste & season. Cook 15 min. until grill marks are present. Perfect side dish for your fish!



Fruit Kebobs

Any combination of assorted fresh fruit (strawberries, kiwi, grapes, pineapple, cantelope, blueberries, etc.)

Small wooden skewers

Arrange fruit on skewers (get the kids to help!)

Serve with Marshmallow fruit dip (recipe below)

Marshmallow fruit dip (8 oz. pkge cream cheese softened, 7 oz. jar marshmallow crème, 1 tsp vanilla extract. Combine all ingredients and beat with a hand mixer until smooth)

Spring Fever: Home Maintenance After A Long Winter

Article written by Greg Hancock of Hancock Home Inspections.

Do you wash your car? Do you change the oil, too? Well, what about your home? In most instances a persons' home is their single largest investment and often times one of the most neglected areas. Whether you live in a new home or an old rustic farmhouse, your home needs on-going maintenance, especially after a long hard winter. Winters can be particularly hard on a structure. Items that were in good condition before the onset of winter may now need some tender loving care. Spring time when we change our clocks to Daylight Savings Time is the perfect time to perform this maintenance. It's also a likely time when energy levels are high for a person, desiring to burn off some "cabin fever". Below is a listing with maintenance suggestions for some of the more likely areas your home will need after-winter maintenance.



Gutter / Downspouts: These areas in particular are hard hit. Fasteners may be loose causing the spouting to sag and function improperly. They may need cleaning to remove debris. Ensure all downspouts are properly connected and diverting water away from the structure. Make sure all joints are properly sealed. With April showers inevitable, you'll need properly functioning spouting.

Porches / Decks: These areas receive a tremendous amount of wear and tear from snow and ice laying on them, and often times shoveling removes the top layer of sealant. Ensure all these areas are properly sealed before summer. Re-Secure any loose steps, boards or rails.

Roofs: The harsh winter may have caused some shingles to become loose, blown off or missing. Repair any of these damaged areas in order to properly protect the interior of the structure. This is also a good time to seal around any roof projections such as chimney's, skylights, etc.

Air Conditioning: Hard to believe, but soon it will be hot. Spring is a great time to have your air-conditioning system cleaned and serviced. This servicing should always be done by a professional technician. It will include checking the need for refrigerant, cleaning filters and cleaning the outside compressor unit.

Smoke Detectors: This is a good time to change the batteries in your smoke and carbon monoxide detectors and check for proper operation. HHI recommends changing batteries every time you change your clocks.

Outside Faucets: Open up your outside faucets and make sure there is no visible damage or leaks from frozen pipes. Repair as necessary.

General Overview: Walk around your home and evaluate each side. High winds, ice and driving snow may have caused vinyl siding to become loose or missing. Aluminum soffit / fascia areas may be loose or missing as well. Make sure all window screens are in tact and in good condition. Make sure your electrical service entry cable is properly secured to the structure and has not come loose.

In Summary, protect your investment. All houses, new and old, require periodical and on-going maintenance. Spring is one of the best two times of the year to perform this much necessary maintenance. An out-of-sight, out-of-mind attitude will quickly allow your home to deteriorate. It is much more costly to make repairs after years of neglect rather than simply perform general maintenance.

Greg Hancock is a licensed home inspector in the area and is highly recommended!

Thinking of selling? I have buyers in search of vacation properties to purchase in our neck of the woods! Don't go it on your own...put it out on the open market with a Realtor who KNOWS the territory. That is how you will get TOP DOLLAR \$\$\$\$ and a smooth sale! If you are thinking about it, let's talk! No strings attached!

JOIN MY E-GROUP AND STAY IN THE LOOP! Receive updates on new listings! Even if you are just casually looking or ready to buy now, this could be another great resource for you! Go to my website at www.RecreationalPropertiesPennsylvania.com and sign up OR just shoot me an email and let me know you want added and you are IN!



Davis Real Estate, Inc.

106 Bellefonte Ave., Lock Haven, PA 17745 570-748-8550 (office)

ASK FOR LISA

LISA LINN 570-660-0626 (DIRECT) lisa.a.linn@gmail.com

LISA'S LISTINGS

SEE MORE INFO ON THESE AND OTHER PROPERTIES AT:
www.RecreationalPropertiesPennsylvania.com



I am blessed to live and work in the beautiful PA Wilds! I can help you get here too!

LAND:

Waterville: Little Pine Creek Rd. near the state park & Happy Acres! Great recreational lot for you camper! **\$53,000**

Haneyville: Acreage on the mountain with access to the ATV connector and state forest lands. Check with Lisa on current pricing.

CABINS/ HOMES:

Cedar Run (Leetonia): Immaculate cabin with Cedar Run Creek (blue ribbon trout stream!) flowing through the property! **\$280,000**

Jersey Shore: Craftsman home with Pine Creek frontage in South Avis. 3 bedrooms/2 full baths/fireplace/hardwood floors! **\$279,000**

North Bend: State lease camp with access to Young Woman's Creek! Located in Sproul State Forest, this very nice camp has electric, water and plenty of privacy! Great hunting and hiking area! **\$99,900**

Morris: Here is your lodge in Tioga County! This large building currently consists of a store and a residence. You could still operate a store and live here....OR turn it all into a lodge for a large group! There is a barn and Wilson Creek is behind the property. **\$180,000**

Tylersville: Cabin on Big Fishing Creek next to the fish hatchery! Acreage. **\$425,000**

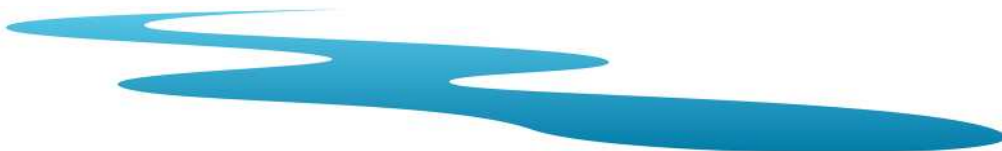
COMMERCIAL:

Waterville: Over 10,000 sq. feet commercial building along busy route 44N. in Waterville!

A restaurant facility (not operating) that has been completely remodeled is on the first level and there is a 12 room hotel on the 2nd level (operating). Plenty of parking! Easy access to the Rail Trail! The first level could be used for anything, it doesn't have to be a restaurant. There is also a large service garage in the back! Public water. This would be a great opportunity to start a business in the PA Wilds! **\$920,000**

Waterville: Happy Acres restaurant/convenience store and game barn. Long-established business in the Pine Creek area with multiple revenue sources! **\$795,000** INCLUDES INVENTORY. Seller will finance with money down.

See ya' up the creek!



**"The earth
laughs
in flowers."**

—RALPH WALDO EMERSON

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