

## ***NEW LISTING!!***

***One of a kind property in Tioga County, Pa.  
Executive Home  
5300 sq. ft. Brick Georgian Colonial built in 1987.***

The three story home with full basement has 6 bedrooms, 5 1/2 baths, large kitchen, formal dining room, living room, great room, study/office, entrance foyer at bottom of Zespsa black walnut open staircase. Home features include a woodmode cherry kitchen, marble wet bar, jetted tub/shower units, black walnut 7 panel interior doors and a large master suite with walk out balcony, his/her master bath with 2 person jacuzzi and steam cabinet.

Heated via natural gas fired hot water baseboard with 12 heat zones. 400 amp electric service. Central air conditioning, with each floor having separate zones and air conditioning units.

Attached 2.5 car garage is completely finished inside with heated floor, tongue and groove walls and ceiling, with brick and tile accents.

Spring fed water supply with 220 water pump. Two 75 gallon hot water tanks with circulator.

Also includes a 45' x 45' post & beam barn with 48' x 60' addition on a block foundation, all with steel roof and siding, electric and 40' garage doors.

10 acre pond, 1.5 acre pond and 1 acre pond. All ponds stocked.

All of this on a gorgeous 146+/- acre parcel in Tioga Co. (52 acres in Wellsboro Boro, 94 acres in Delmar Twp.) 5 parcels.

Oil/Gas/mineral rights on 120 acres convey with the property. O/G/M Not leased.  
Ample hunting opportunities (deer, turkey, bear).

Electronically controlled gated access via a 3/10 mile farm lane, lined with maple trees.

Property includes 2 bedroom, 1.5 bath lakeside guesthouse on full basement with stone fireplace. This property has endless possibilities, combining spacious living, water opportunities, great views, large acreage with frontage on 2 state roads, and just minutes from downtown Wellsboro, Grand Canyon Airport, and the Tioga Country Club.

Wonderful location for your Executive Home, Resort Bed and Breakfast, or Corporate Retreat.

***SALE PRICE \$1,595,000.***