

Wm. P. Connolly Real Estate Co.

PO Box 24

Liberty, PA 16930

Office phone 570-324-3000, fax # 570-324-2621

www.connollyrealestate.com

NEW - #1810 - COGAN HOUSE TOWNSHIP, LYCOMING COUNTY

Tax Parcel #08-226-117 & 08-226-116

Ranch, redwood sided home and attached one-car garage on 28 or 48 acres at 2411 Frenchtown Rd. 1500 sq. ft. home with 3 bedrooms, 1 bath, living room, family room, dining room, large kitchen and laundry area on full block basement. Heated via oil fired hot air.

Special features include two-sided stone fireplace between dining and living room fueled by propane fire log and quadra fire high efficiency woodstove insert, hardwood floors, oak cabinets, cathedral ceilings and large deck with awesome view.

Long gravel driveway provides seclusion. Annual taxes approx. \$1,800.

Acreage is 1/2 wooded, 1/2 open and is enrolled in Clean & Green Tax Reduction Program.

Also includes detached two-car, two-story garage with electric and water.

Nicely landscaped with fruit trees, chestnut trees and blueberry bushes.

Situate approx. 8 miles from Rt. 15 (20 minutes north of Williamsport) and 3 miles from Rt. 287.

All oil/gas/mineral rights included. Not currently subject to any lease.

SALE PRICE: Home on 28 acres = \$290,000, Home on 48 acres = \$350,000.

