

# ***Wm. P. Connolly Real Estate Co.***

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**NEW - #2020 - DELMAR TOWNSHIP, TIOGA COUNTY**

**Tax Parcel #09-12.00-028g**

**1850 sq. ft. log-sided home with awesome wrap-around deck, detached two-car garage and storage shed on 31+/- wooded acres bordering State Game Land at 877 Stony Fork Creek Road.**

**Ideal hunting property or permanent residence.**

**4 bedrooms, 2 baths, living room with fireplace, kitchen with island, dining room, and breakfast nook. Central a/c and heated via propane fired hot air.**

**Awesome view. Blacktop driveway. On-site septic and well.**

**Enjoy the summer evenings around your custom firepit, hang out in the garage man cave, ride your atv on the trails, horseback ride or hunt from the enclosed 7' x 9' hunting blind at rear of property. Annual property taxes approx. \$3,600. Enrolled in Clean & Green Tax Reduction Program. Oil, gas, mineral rights included. Not currently leased.**

**MUST SEE!!! \$257,500.**



### Room Measurements:

Living Room: 14' x 15'  
Kitchen: 13' x 12'  
Breakfast Nook: 9' x 10'  
Dining Room: 14' x 13'  
Master Bedroom: 14' x 14'  
Bedroom: 10' x 13'6"  
Bedroom: 12' x 13'  
Bedroom: 12' x 13'

### Outbuildings:

Shed: 8' x 10'  
Two-car garage: 32' x 24'





