



Davis Real Estate, Inc.

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Would You Spend More for a View?

If you could look at of your front window and see a magnificent view, would you be willing to fork over more money for

that amenity? Would it depend on if the view was water, mountain, cityscape? According to some recent data from American Home Shield, the most desired view is....water! Their data shows that buyers are even willing to pay at least 78% premium for a view of water and 44% more for a nature view! As far as a cityscape view, Americans are divided. Half of the states see an increase in premium and the other half (PA among them) do not and actually tend to decrease in value.

So there you have it! A water view or waterfront property has a significantly higher value in the opinion of most buyers. I do have to throw in my take on this and say that the waterfront "depends". If a property is in the flood fringe or floodway it could likely decrease in the value due to the high cost of insurance. However, in some areas that is not the case. Pine Creek frontage properties, for example, definitely gain in value (even if they are in the flood zone) and I certainly have enough data to show that!

There is also a subjectiveness when it comes to views for certain properties. I know that I have worked with buyers who say they want a view, but when I take them to show properties that are on the mountain, they don't like the steep roads. This puzzles me sometimes. I normally say that if you want a view, I have to get you there! But,, hey, I get it! If you are lucky enough to find waterfront property that is not in the FEMA flood zone, you can expect to pay a premium for that. But sometimes it can be a conflict for buyers to decide if they are willing to take flood risk and higher insurance rates in order to have that prized waterfront property. But this a decision only they can make.

To sum it up, it appears as if many buyers *are* indeed expecting that they will pay more for a property with an amazing view because realistically, you can't really put a price to that! Many people live a busy, hectic and sometimes stressful life, so having pleasurable and peaceful surroundings in one's haven from the outside world may make a difference in the quality of life for them!

If you are looking for a property with a view I might be able to assist you! Contact an expert in the business of selling properties in PARADISE!

AUTUMN 2023



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HUMOR ME!

Fall entrepreneur...



FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail

all things nature

Hiking & Backpacking PA

Snakes of Central PA

Friends of Benezette

Vacation homes and cabins of Davis

Real Estate

SPOTLIGHT ON RECREATIONAL ACTIVITY

COUDY PIKE ATV TRAIL

If you have been in the area of Rt. 44 N. lately, you may have noticed a new gravel ATV trail paralleling the road and some ATV directional signs. This is part of the new pilot trail system by DCNR to attract more outdoor enthusiasts to the area by providing these connector trails that hook up to long-existing trails. This is making it more convenient for those who enjoy this sport to ride more miles and to be able to “connect up” with the other trails so that they don’t have to trailer their ATV’s as much. The season runs from Memorial Weekend through Labor Day weekend. This was the first year for the program and it looked like it was a big success! There are several ATV trailer parking on Rt. 44. Also the Haneyville ATV trail can also be travelled from via Rt. 44 (Sharing the road for a few miles) to get on the trail at the top of 44 where the trail continues into Potter County. You will need a permit from DCNR to use the trail. If you are an ATV enthusiast keep this in mind for next Spring! To get maps of the new pilot ATV trails & learn the rules visit the DCNR website! Enjoy and ride safely!



Fresh Pear Pie

3/4 c. sugar

3 TB quick-cooking tapioca

2 TB lemon juice

2 TB butter (cubed)

1 tsp. grated lemon peel

12 tsp nutmeg

1/2 tsp. cinnamon

1/4 tsp. salt

6 ripe pears peeled & sliced

1 pkg. (15 oz.) refrigerated pie pastry

1 TB milk

In lg. bowl, combine the first 8 ingredients. Add pears. Toss to coat. Line a 9 in. pie pan w/ bottom pastry. Add pear filling. Roll remaining pastry into a 12 in. circle. Cut into 8 1/2 in. strips. Twist strips & position over filling parallel to each other about 1/2 in. apart. Trim, seal & flute edges. Brush w/ milk. Cover pie loosely w/ foil and bake @ 400 deg. for 1 hr. or until crust is golden and filling is bubbly.



AUTUMN MENU IDEA & RECIPES

Supertime comfort meal

Caramelized Onion Pork

1 Lg. sweet onion (thinly sliced)

1 tsp. sugar

2 Tsp. olive oil

1 pork tenderloin (1 lb.)

pinch of salt & pinch of pepper

In a large skillet, cook onion & sugar in oil over med.-low heat until onion is tender & golden brown stirring occasionally.

Place pork in a baking dish coated with non-stick spray. Sprinkle with salt & pepper. Top with onion mixture. Bake uncovered at 350 deg. for 45 min. Let stand for 5 min. before slicing.

Chunky applesauce

Hot baked rolls

Roasted Asparagus

2 lbs. fresh asparagus trimmed

1/2 c. butter melted

4 green onions chopped

1/2 tsp. salt

Place asparagus in a shallow baking dish coated w/ nonstick spray. Combine butter & green onions. Spoon over asparagus.

Sprinkle w/ salt. Bake uncovered at 400 deg. for 15 min. or until lightly browned.

6 servings.

Why is Autumn so comforting?

As Autumn approaches each year it creates a comforting feeling that makes it the favorite time of year for many people. The air feels fresher and crisp, the colors are a feast to the eyes and the fall harvest brings us a host of fresh vegetables. Maybe we have a long standing instinct from our ancestors to store up and prepare for the colder months, much like the squirrels gathering nuts and storing them for the long winter. Preparing for the upcoming colder weather is a ritual of Autumn and us humans seem to thrive on rituals. It is also time to get out our comfy sweaters and hoodies.

Changing seasons means changing out our wardrobe and that can be fun too!

The kids are back in school and getting into a routine now and it is also time for Friday night football! When I think about the changing seasons, Autumn seems to be my favorite transition. I know Spring means the end of the cold Winter, and Summer means vacation time, warm and sunny days and longer nights. Then of course the transition of Fall into Winter means the excitement of seeing the first snow (although sometimes Winter here in the mountains can be a bit much!) But when Autumn starts closing in, there seems to be a bit more magic. It is often still warm enough to enjoy being outside with a jacket or sweater so you can appreciate the beauty of the changing leaves and a campfire. It just seems so much more pleasant to be in the outdoors hiking, hunting or even just going for a Sunday drive to leaf peep. So why Autumn seems so comforting possibly has many reasons. But for most, I think it is the magical beauty and the “nesting” instinct!



FEATURED PROPERTY FOR SALE Happy Acres Restaurant (Waterville)

This long-established business in Pine Creek Valley is ready for a new owner! There are multiple revenue streams with this great business opportunity! Restaurant, Wildlife lounge for parties, tavern, convenience store and also the Game Barn! This is adjacent to Little Pine State Park campground and to the Happy Acres Resort Campground (not included with this, but if interested in it we can talk). This establishment is open year-round ! \$925,000 Includes ALL INVENTORY! SEE MORE AT:

www.RecreationalPropertiesPennsylvania.com



Thinking of selling? I have buyers in search of vacation properties to buy 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 and has the buyers! That is how you will get top dollar and a smooth sale! Let's talk! No strings attached!



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Lisa's Listings

Vacation Homes:

Cammal~ Nice 4 bedroom home on Hocker Lane. Adjacent to the Rail Trail and also has deeded creek access! Other features include a pool, detached garage, large covered rear deck and 3 bathrooms! **580K**

You could purchase the following property with it:

Cammal~ Cute cottage on over an acre lot adjacent to the rail trail and with deeded creek access! This is a 2 bedroom cottage with a NEW interior. A portion of the yard is fenced in for your doggie or a garden! **315K**

Land:

Lock Haven ~ The Woods on Chatham Run! 5 acre lots for sale in a gated development! Beautiful, wooded lots that have all been perc approved and will have underground electric! **\$79,000 each**

Commercial:

Mill Hall ~ 14+ acres zoned Highway Interchange! This land is at the I-80 Route 220 interchange for high volume traffic! Most of the land is level with a gradual upwards slope at the back. Hotel, gas station, warehouse? This is off of the Lock Haven exit so it is centrally located! **1.5 million**

Waterville~ Happy Acres Restaurant, Happy Store and Game Barn! This establishment has been in business for more than 40 years! You could be the next owner and enjoy multiple revenue streams! **\$925,000**

Waterville ~ Over 10,000 sq. feet commercial building along busy Rt. 44 N. in Waterville. There is a hotel on the 2nd level with 12 rooms, a beautiful dining facility (not operating) ready to go! There is even more space for retail, a tavern, a bike rental business? So many possibilities with this property! **\$989,000**

**SEE MORE INFO, PICTURES AND MORE PROPERTIES @
www.RecreationalPropertiesPennsylvania.com**

*Would you like to be informed of new listings and updates? Stay in the loop and join my E-group!
Just email me and tell me you want in and I will send you a welcome email! Don't miss out!!*

See ya' up the creek!

**As long as autumn lasts,
I shall not have hands,
canvas and colors enough
to paint the beautiful
things I see.**

—Vincent van Gogh

