

Quick Facts

[Home](#)

Grand total square footage is 4,760 (plus an additional 10'x12' storage shed)

House 3,544 sq ft

Heated and air-conditioned square footage is 2,992 sq ft (1,392 main floor, 832 second floor, 768 finished basement). Plus 552 sq ft unheated integral 2 car garage.

Shop/man cave 1,216 sq ft.

Large heated garage with office and bathroom on first floor is 768 sq ft plus unfinished second floor of 448 sq ft.

Acreage 1.77

Bordered by farmland, community property and good neighbors.

Sleeps 6+

Main floor master bedroom queen bed plus 2 full beds in upstairs bedroom for sleeping 6.

Loft with a full size sleeper sofa for a total sleeping capacity of 8 in the house.

Shop has an unfinished 2nd floor which could sleep many more.

3 Bathrooms

Ceramic tile master bath with his and hers vanities, Jacuzzi, toilet and 2 head 4' shower.



Second floor bath with his and her vanities, Velux skylights, toilet and shower.

Shop bath with ceramic tile floor, sink, toilet and shower.

Home

2 Electric services

Separately metered and billed underground fed 200 amp QO panels. Installed and inspected in 2004.

High speed internet

Normally 20-25 Mbps

Water

Excellent well water

Septic

Good 2 chamber concrete septic tank and standard in-ground drain field. Never needed pumped.

Link to Lycoming County Parcel Viewer.

<http://lycomap.lyco.org/parcelviewer/>

Type "224 Compound Ln" in the search box to see the property.

I  nited Description

After purchasing the house in 2004 we built a 20'x30' addition to include a 2 car integral garage, master bedroom with en-suite bath, adjoining study with separate porch entrance, his and her walk-in closets, 2nd floor bedroom, large upstairs closets, 2 new bathrooms, new architectural shingles, vinyl siding, aluminum soffit and fascia, premium Anderson Windows and doors, 4 Velux skylights, new drywall and flooring throughout. The porches were built with composite decking.


In 2005 we installed a \$20,000 3 Zone Carrier Infinity heat pump system. Two years ago an authorized Carrier dealer replaced the compressor for \$2,500. The air handler blower motor, condenser blower motor, all start capacitors, and computer boards have been replaced in the past 4 years. The system works great. It automatically humidifies, dehumidifies and has an ERV (Energy Recovery Ventilator). A CO2 detector monitors indoor air quality. The factory backup heat is electric. There's a propane "wood stove-style" heater in the finished basement for supplemental and emergency heat if the power goes out.

The living room fireplace works well with a good draft. The stone chimney contains 2 lined flues. One for the fireplace and the other was used for a basement wood stove. We removed the wood stove. It's flue is sealed off behind a finished insulated wall in the basement but could be reopened if you wanted to reinstall a wood stove.

The laundry room has new base and wall cabinetry, stainless steel sink, newer front loading LG washer and dryer, vinyl tile flooring and 2 large closets, one of which houses an extra 18 cu ft refrigerator. The carpeted family and exercise room exits to the outside through double opening french doors onto a small concrete patio.

Double French doors complement both the dining room and kitchen dinette areas. A Kraftmaid Kensington Cherry kitchen with premium appliances includes matching refrigerator, built-in gas range, microwave and dishwasher, all in good condition.

The shop/man cave was newly built in 2004 with 2x6 insulated walls, Anderson 400 series windows and an oil furnace. It includes an office, bathroom and garage with 10' x 8' overhead door. An above ground 250 gallon tank next to the garage fuels the furnace and fills diesel mowers via a hand pump. Heavy duty cabinets and workbenches complete the shop/garage for the handyman or a business. The unfinished 2nd floor is currently used for storage. There's also a 10'x12' storage shed off the corner of the shop parking lot.

 In 2014 we paved the driveway and parking area around the shop and house at a cost of \$22,000.

That same year we had a Stampcrete sidewalk, patio and stone fire pit installed for \$7,000.

Next to the Stampcrete patio is a 15'x18' spot for a proposed pond project we never finished. There's an underground water line and 12/2 underground electric line nearby to power the pond equipment if/when installed.

All appliances and nearly all furniture except chests and some smaller items are included in the price. The furniture is high quality and in good condition. There are no leaks in the roof or foundation. The house has no mold or mildew. This is a turnkey home, move-in ready, not a fixer-upper cabin.

Located in an outdoor paradise, 1 mile south of Cedar Run, 4 miles north of Slate Run and only 2/10 of a mile from Brown Township Fire Company and the Gamble Run Canoe Access to Pine Creek behind it. You can see Pine Creek from the house when the leaves drop. And the 62 mile long Pine Creek Rail Trail is next to the Creek.

White oak, hickory, apple, cherry, hemlock, pine, holly, dogwood, rhododendron, yew and barberry bring bear, deer, turkey, grouse, bobcats, fox, rabbits, squirrels, birds and butterflies to our yard year round. You'll see some of our wildlife sightings in the three photo albums below.

House photos

