



## Davis Real Estate, Inc.

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**UNIQUE could be a bad word!** In the world of real estate sales, having a home dubbed as “unique” could be detrimental to your bottom line. Snapping up a quirky home might help some live their adventure of a lifetime, but for some owners, selling these types of properties may come with its own set of challenges. “Unconventional” types of homes such as Geodesic, Bunkers, ultra-modern and other different shapes present not only the challenge of finding buyers with that specific taste (sort of like a “customized car”) but also that buyer may need to fund it as a cash sale since it might be impossible to appraise for lending. There is also the challenge of added expense when eventual repairs and replacements are needed such as roof, windows, etc.

I have sold several of these types of properties over the years. Dome homes (Geodesic) do have a certain appeal to some buyers who find four walls boring and there are some advantages to owning a home with this type of design. They are becoming more popular with the trend of eco-friendly living. But the reality is that there normally isn't enough of them that sold within many areas for appraisers to be able to formulate a price opinion. It is hard for Realtors also when there are no comparables to help with list price suggestions.

I once sold a house that was shaped and designed like a ship (it was really neat!). It had port windows and the “bow” of the ship was a really cool outdoor entertaining area. The interior rooms did not all have 4 straight walls so it was hard to calculate the actual “square” footage of each room and of the entire home. I knew it was likely going to take a cash buyer because I am sure it would have had lending challenges. It was a fun house to show and we did have a lot of activity on it, mostly from curious buyers. It took a while to sell because we had to make some price adjustments and find the right buyer who would feel at home with a “ship house”! I did eventually find the perfect buyer for it and we were able to make a cash deal but it took some patience and some unique marketing from my end as well.

Having a home that is unique isn't always a bad thing, though. Every challenge can be overcome and I always say “there is a lid for every pot”! There are buyers who are happy to find a non-conforming home that they can call their own but what they are willing to pay for it is the question. There are *THREE* parts to selling a “unique” home: **Part 1:** Setting the list price **Part 2:** Finding the buyer and **Part 3:** negotiating the final sale price. And sometimes the latter is the hardest part.

You might say that there are some vacation homes and cabins that could be classified as “unique” due to their style, location and amenities. Having the right Realtor in your corner can make all the difference in getting top dollar. A Realtor experienced in these types of sales may already have a pool of buyers who are open to “non-conformity”. Having a unique or quirky home is not necessarily a bad thing. There are some things you can do to embrace the quirkiness so the home will have an eccentric appeal. It will just need to have a positive spin put on it and that is exactly what I do! **UNIQUE is a good word in my vocabulary!**

[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)



# HUMOR ME!



## 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

Thinking of selling? I have buyers in search of vacation properties to purchase 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. That is how you will get TOP DOLLAR and a smooth sale! If you are thinking about it, let's talk! No strings attached!

## SPOTLIGHT ON LOCAL ATTRACTIONS:

### Cummings Twp. Recreation Park (Waterville)

This is a great community asset and fun for all ages. The park is "hidden" behind the rail trail off of Church Street and offers something for everyone of all ages! If you would like to spend a fun few hours outdoors you must explore

this park! Some of the amenities are: Pickleball Court, Soccer Field, swing sets for all ages, zipline, baseball field, excavation digging (that is really fun!), slides, a huge Xylophone, bongo drums, playground equipment and even fitness equipment for working out! Bring the kids and let them play! You might even want to play yourself! There is also a nice, large pavilion that can be rented for picnics and events (go to the Cummings Twp. Website to find out more about that).



We are lucky to have such a quality asset here in our community! Here is another tidbit: There is a walking access to the creek right near the park. Look for the path beside the huge house that is where the Point House used to be. You can walk down to the creek and fish or let the kiddos splash around a little and get cooled off. There is parking on Church Street (cross over the rail trail and it is to your immediate right).

## MENU IDEA AND RECIPES

### Summertime grilling:

Hotdog shish kebobs, Cowboy beans, coleslaw, watermelon wedges

#### HOTDOG SHISH KEBOBS

##### For Sauce:

1/4 BBQ sauce  
1 1/2 TB ketchup  
1 TB soy sauce  
1 tsp. rice wine vinegar  
1/2 tsp. chili powder

##### For Skewers:

8 pack of hotdogs quartered  
3 cups pineapple chunks  
1 red pepper cut into chunks  
1 green pepper cut into chunks  
small red onion cut into pieces  
Wood skewers

##### Directions:

Combine all sauce ingredients and whisk. Preheat grill.

Build skewers by alternating hotdogs with the other ingredients. Brush sauce generously over the skewers and then place on the preheated grill. Grill on medium heat flipping every couple of minutes and basting until skewer are charred.



Deli Coleslaw

Watermelon Wedges

#### COWBOY BEANS

1/2 lb. burger  
1/2 of a sweet onion chopped  
1 large can Bush's baked beans (or whatever your favorite kind is)  
5 or 6 strips of cooked bacon  
1 TB yellow mustard

Cook burger and onion until well done. Drain fat. Add the beans, cooked bacon and mustard and mix well. Cook in a cast iron skillet for best flavor.



# AWESOME SUMMER THUNDERSTORMS



Summer storms are an enigma...a mystery when it comes to knowing exactly when and where one will develop and how long it will maintain its intensity. I guess that is why they can be so exciting and scary at the same time! These storms are a mixture of beauty and danger that intrigues the senses. Of course, injuries and property damage are not desirable outcomes, but the awesome force of nature, uncontrollable and wild, ending with the smell of fresh Summer rain makes for an invigorating experience! Usually these storms move through an area quickly, lasting only long enough to scramble for our flashlights in case the power goes out and shelter if caught outdoors. I am one of those “weird” people that like to watch (from a safe vantage point) the light show and experience those loud cracks and subsequent rumble of thunder as it echoes through the atmosphere. You can probably guess that I enjoy 4th of July fireworks too! But they just do not provide the same excitement as a random thunderstorm controlled only by nature! One thing for sure, they are not exciting to our furry friends. I know that dogs can get quite upset from the sound of thunder and the crack of lightning and that is no fun for them.

So whether you run and hide when the eminent sound of thunder and lightning is first heard or bravely stand on your porch watching the show, this freak of nature is a natural wonder to behold and once it is over and the sun comes out again, it is like we have been through a giant car wash! But it is all part of Summer!

## FOR SALE: CEDAR RUN STORE & ADJACENT COTTAGE

An opportunity like this does not come along often! This is a long-established business in Cedar Run with several revenue streams. The price of \$545,000 includes the building & business equipment with an upstairs living level and the adjacent cottage which can be for additional rental income!

This is a great price for TWO buildings in Cedar Run!

Contact me for more details!!



**JOIN MY E-GROUP AND STAY IN THE LOOP!** Receive updates on new listings! Even if you are just casually looking or ready to buy now, this could be another great resource for you! Go to my website at [www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com) and sign up OR just shoot me an email and let me know you want added and you are IN!

***Our area offers many opportunities for lodging, dining and outdoor fun! There are lodging facilities, open year-round (Air BnBs, small hotels and Inns) You can find some lodging on my site at [www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com). HOPE TO SEE YOU HERE!***





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## LISA'S LISTINGS

SEE MORE INFO ON THESE AND OTHER PROPERTIES AT:  
[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)



*I am blessed to live and work in  
the beautiful PA Wilds! I can  
help you get here too!*

### LAND:

**Waterville:** Little Pine Creek Rd. near the state park, Happy Acres and just 3 miles to the Pine Creek Rail Trail and Pine Creek! **\$43,000**

**Haneyville:** Very nice lot with septic already installed! 4.5 acres. ATV trail access across the road! **\$150,000**

**Kettle Creek:** Nice lot off of Sugar Camp Rd. near Kettle Creek State Park to build your cabin or use with your camper! **\$35,000**

### CABINS:

**Haneyville:** Great cabin in Haneyville near the ATV trails. **\$120,000**

**Cammal:** Beautiful log sided cabin on 10+ acres overlooking Mill Run stream! Easy access to the Rail Trail! **\$399,800**

**Waterville:** The Bluebird cabin in Happy Acres resort would make a great, affordable "home base" to be in Pine Creek Valley! **\$49,000**

**Kettle Creek:** Nice, large cabin completely surrounded by SPROUL and with Beaverdam Run frontage! Located off of Beaverdam Rd. near Kettle Creek State Park! This cabin comes fully furnished and is "off-grid". **\$195,000**

**Waterville:** PINE CREEK FRONTAGE & RAIL TRAIL ACCESS! This vacation home is on a private, dead-end road in Waterville. **\$499,000**

**South Renovo:** Great vacation home or residence with views! This is off of Rt. 144 S. 4 bedrooms/ 1.5 baths on 1 acre. **\$146,000**

### COMMERCIAL:

**Cedar Run:** Cedar Run Store! This is your opportunity to run your own business in the Pine Creek Valley. This also includes the adjacent cottage! There is also an apartment above the store for even more income as an AirBnB rental! **\$545,000 for everything!**

**Waterville:** Over 10,000 sq. feet commercial building along busy route 44N. in Waterville!

A restaurant facility (not operating) that has been completely remodeled is on the first level and there is a 12 room hotel on the 2nd level (operating). Plenty of parking! Easy access to the Rail Trail! The first level could be used for anything, it doesn't have to be a restaurant. There is also a large service garage in the back! Public water. This would be a great opportunity to start a business in the PA Wilds! **\$920,000**

**Waterville:** Happy Acres restaurant/convenience store and game barn. Long-established business in the Pine Creek area with multiple revenue sources! **\$795,000** Seller will finance with money down.

**Lock Haven:** Nice building with totally open floor plan for versatile usages. Attached rear garage and great location on the main drag! **\$230,000**



**See ya' up the creek!**