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Prepared by Ron Woytowich on Monday, March 10, 2008 1:25 PM

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Lot C1118 TOWAMENSING Trail, Albrightsville, PA 18210
List #08-2300

Great new construction! Great floorplan. Kitchen with recessed lights, SS Sink, Bisque appliances. The living room & dining room feature a vaulted ceiling. A propane fireplace with stone hearth compliments the LR. Main BR w/bath on 2nd floor with landing overlooking LR Andersen windows, Aristokrat cabinets. Heated Poured concrete crawlspace w/inside access.

Listing & Location Information

County	Carbon County	Municipality/ Twnshp	0519 - Penn Forest Twp
List Price	Call Listing Agent	Location/ Developmnt	Towamensing Trails
Tax ID Number	22A-51-C1118	Deed Book/Page	514-421
General Zoning	Resi	School District	502 - Jim Thorpe

Property Information

Type of Ownership	Fee Simple w/HOA	Property Type	Residential
Book Section	Residential	Realtor.com Type	Residential - Single Family
Year Built	2008	Year Built Qualifier	Actual
Total SqFt Finished	1,440	Total SqFt.	1,440
Lot/Land Dimensions	96 x 197	Road Frontage	96
Total Bed Rms	3	Total Full Baths	2
Total Half Baths	0	Total All Baths	2
Stories	1.50	Total Rms	8
Bsmt	N	Frpl	Y
Fam Rm	N	Gar	N
Total Acres	0.43	Unit Level	NA
Elevator	No		

Directions & Remarks

Fore	N
Directions	From Main Entrance continue on Towamensing Trail. House on left. Just after 301 Towamensing.

Financial Information

County Assessment	1,950	Cnty&Muni Taxes	13.45
School Taxes	73.22	Total Taxes	86.77

Office Information

Status	Active
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Details

Lot Description :	Flat; Wooded Lot	Heating :	Baseboard; Electric
Outside Features :	Deck	HW Hot Water :	Electric
Road :	Paved; Private	Cooling :	Ceiling Fan
Parking :	3 Car; Off Street Parking	Waste :	Above Ground; On-Site; Septic
Exterior :	Vinyl	Financing :	Cash; Conventional; Federal Housing; Veterans
Inside Features :	Fireplace; Laundry 1st Level; Living Room Fireplac; M Bdrm w/Full Bath	Possession :	Settlement
Roof :	Asphalt/Fiberglas	Appliances :	Dishwasher; Elec Oven/Range; Refrigerator
Insulation :	Unknown	Miscellaneous :	HOA Fee: Y; HOA Fee/Year: 400; HOA Transfer Fee: Y; HOA Transfer Fee Amt: 125; 1st Right of Refusal: N; Zoning Code: Residential
Foundation Type:	Crawl Space	Type :	Detached
Fndtn/Bsmt Features:	Heated; Perimeter Drain; Sump Pump	Style :	Chalet
Floors :	Vinyl; Wall to wall Carpet	Community Amenities :	Beach(es); Clubhouse; Garbage Service; Lake
Fireplace Desc.:	Living Room; Stone Faced		
Eating Area :	Dining Area		

Beds Description : 2+Bed1st
Baths : 1 Bath Lev 1; 1 Bath Lev 2
Water : Well

(s); Outdoor Pool; Road Maintenance; Security;
 Tennis Court(s); ATVs Allowed
Community Lake Size: 50+ Acres

Room Name	Room Level	Dimensions	Room Remarks	Room Name	Room Level	Dimensions	Room Remarks
Living Room	1	15'7 x 18	18 ft cath ceiling, prop fp, sliders	Bedroom 3	1	11 x 10	Ceiling Fan
Dining Room	1	11 x 11	18 ft cath ceiling, sliders to deck	Master	2	20 x 11'3	WIC, Full Bath, Eave storage
Kitchen	1	10'5 x 7'1	Bisque appl SS sink, recessed lighting	Bedroom	2	5'10 x 8	Fiberglass tub/shower surround
Bedroom 2	1	13'9 x 9'11	Ceiling Fan	Master Bath	2	7'9 x 9	Fiberglass tub/shower surround, closet
				Main Bathroom	1	6'4 x 5'10	MBR Walk in Closet
				Extra Room	2		

Exterior



Exterior Front

Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Fireplace



Living Room



Living Room



Living Dining Area



Dining Room



Kitchen



Kitchen and Stairs



Kitchen and Hall



Hall



Bath



Bedroom



Bedroom



Main Bedroom



Main Bedroom



Main Bedroom



Master Bath



Master Bath



CB Preferred-Blue BellClient Full Report courtesy of: **Ronald Woytowich**
1 to 1 of 1 ListingsOffice: (215) 641-2727 Ext6015
Office Phone: (215) 641-2727 Ext6015
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Exterior Front

**General**

MLS #: 5307057	DOM: 3	Subdiv / Nei: Towamensing Trails	Ownership: FeeSimple	Beds, Baths: 3 2/0
MLS Area: 13419 Penn Forest Twp	School Dist: Jim Thorpe		Type: Single/Detac	Age: 0 NewCon
County: Carbon	- High:		Design: 1.5-Story	Int Sq Ft: /
Zip Code: 18210	- Middle:		Style: Contemporary ,OtherStyle	Unit Flr #: AC: N
Tax ID #: 22A-51-C1118	- Elem:			Map Grid:

Room Dimensions

LR/GR: 15 x 18 M	Main BR: 11 x 20 U	Main Bat: 9 x 7 M	R-F Walls: NA
Dining: 11 x 11 M	2nd BR: 11 x 10 M	Mst Bath: 6 x 8 M	R-F Ceiling: NA
Kitchen: 11 x 7 M	3rd BR: 10 x 13 M		
Family:	4th BR:		

Inclusions: Refrigerator, Stove Dishwasher
Exclusions:

Other Information

Total Rooms:
Bath Full: 1M 1U 0L
Bath Part: 0M 0U 0L
Model:
Builder:

Tax Information

RE Taxes / Yr: \$87 / 2007
Assessment: 1950

Association Information

Condo / HOA: N / Y
Assc Fee / Freq: \$400.00/A

Lot Information

Acr / SqFt: 0.43 / 18,731
Lot Dim: 96x197
Land Use: **Zoning:** Resid
Waterfront: N

Features

Utilities: ElectricHeat, BaseboardHea, ZonedHeat, ElectricHtWt, NoA/C, OnSitWell/Sp, OnSiteSeptic, 200-300AmpEI, CircBreakers

Parking: NoGarage, 3+CarParking, DrivewayPrk, Private **Exterior:** VinylExt, ConcreteFoun, LevelLot, OpenLot, WoodedLot, FrontYard, RearYard, SideYard(s), PitchedRoof, ShingleRoof, Deck, AssocPool

Bsmt: CrawlSpace, BsmtDrainSys **Interior:** NonUseAttic, OneFirePl, LR/GRFireP, Gas/Propane, W/WCarpeting, Vinyl/LinFl, 9Ft+Ceiling, CeilngFan(s), CableTVWired, FulBathMnBed, WalkInClstMB, Foyer/VestEn, Util/MudRoom, NoModifs/Unk, MainFlrLndry **Kit:** KitW/BrkfstR, ElecCooking, SelfClnOven, BuiltInDishW

Assn Inc: TrashRemoval, SwimFee, TennisCourt, ClubHouse, ManagemtFee, Security, PlayGround, ExtClubFee

Poss: Immediate **Finance:** ConventnalFi, FHA, VA **Cond:** Average+ **Show:** CallToShow, ComboLockBox

Remarks

Public: Great new construction in an amenity filled community! This 3BR/2BA Chalet boast quality building materials and a great floorplan! The main living area features a cathedral ceiling over 18' tall! The stone hearth surrounds the propane fireplace. The kitchen features bisque appliances, and recessed lighting. Andersen windows, Aristokraft cabinets, a heated poured concrete foundation that offers access from inside the house. The attention to detail and quality of materials is quite evident in this home. Ceiling fans in each bedroom as well as the living room. The baths both feature windows and full fiberglass surround tubs. The large deck spans the front of the home. The beach and other water amenities are within walking or biking distance. The community clubhouse features a restaurant, bar and game room. Taxes are on land only, will be reassessed at settlement.

Directions: 903 South , cross hwy 534, left into Towamensing Trail. Lot C1118 is just after 301.

Photos for C1118 Towamensing Trail, Albrightsville, PA

MLS # 5307057



Exterior Front



Exterior Side



Exterior Side



Exterior Back



Living Room



Living Room



Living Room



Dining Room



Kitchen



Bedroom - Main



Bedroom - Main



Bedroom - Main