

BEST DEAL LANDSELLERS

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	19.17B.1.30
Account # or GEO #:	N/A
Property Address:	LAKE SHORE DR 93, POCONO LAKE, PA, 18347
County:	Monroe
State:	PA
Lot Number:	LOT 93
Legal Description:	LOT 93 BLK A 11 SEC 2
Parcel Size:	0.22 acres
Subdivision:	TOBYHANNA TOWNSHIP SEC 02
Approximate Dimensions:	75.39ft x 128.88ft x 76.23ft x 127.16ft Approx
GPS Center Coordinates (Approximate):	41.144379, -75.570179
GPS Corner Coordinates (Approximate):	41.144326, -75.570430 41.144190, -75.570228 41.144447, -75.569908 41.144579, -75.570112
Google map link:	https://goo.gl/maps/MmEsnyTTG9K6V7UZ7
Elevation:	1683.1ft
Market Value:	\$25,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1DOCY-mTHz1Ke7nT3-EQlr2EZntfq5oD5/view?usp=share_link
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
Property Miscellaneous Images:	https://drive.google.com/drive/folders/10eD8FPNyP-REFZMC0aCXa3ok3niGG7Qdg?usp=share_link
Youtube Link:	https://youtu.be/JFWPwVtsOZQ
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Scranton Pennsylvania, USA - 40 min (25.0 miles)
If No Address or 0 address: Closest Property with Numbered Address	1146 Arrowhead Dr, Pocono Lake, PA 18347, USA
Closest small town:	Blakesleen Pennsylvania 18610, USA -13 min (7.1 miles)

Nearby attractions:	Austin T. Blakeslee Natural Area - 15 min (8.0 miles) Thomas Darling Preserve - 16 min (9.0 miles) Split Rock - 22 min (12.3 miles) Lake Harmony - 22 min (13.7 miles) Lehigh Tannery Historic Site - 28 min (20.3 miles) Seven Tubs Nature Area - 29 min (19.9 miles) Lookout (Scranton) - 33 min (23.0 miles)
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COUNTY DATA

QUESTION/S	DATA
Assessor Website	http://www.monroecountypa.gov/Dept/Assessment/Pages/default.aspx
Assessor Contact	(570) 517-3133
Treasurer Website	http://www.monroecountypa.gov/treasurer
Treasurer Contact	(570) 517-3180
Recorder/Clerk Website	http://www.monroecountypa.gov/Dept/ROD/Pages/default.aspx
Recorder/Clerk Contact	(570) 517-3969
Zoning or Planning Department Website	http://www.monroecountypa.gov/planning
Zoning or Planning Department Contact	(570) 517-3100
County Environmental Health Department Website	https://www.monroecohealth.com/environmental-health-services
County Environmental Health Department Contact	(270)-487-6782
GIS Website	https://www.monroegis.org/myiDVViewer/map/13c626a56e926e3e/Public
CAD Website	N/A
Electricity Company Name & Phone Number	PPL Electric Utilities Corporation. +18003425775
Water Company Name & Phone Number	N/A
Sewer Company Name & Phone Number	N/A
Gas Company Name & Phone Number	Suburban Propane +15708397191
Waste Company Name & Phone Number	Monroe County Municipal Waste Authority 570-643-6100

TAX DATA

QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$490.92

Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	 None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Arrowhead Lake Community Association (570) 646-1771 Option 3 / https://arrowheadlakepa.net/
How much is the annual HOA due?	Our assessments are \$965 for 2023. You have to remember this is a private, gated community.
Are there any HOA dues? If yes, how much is the total amount owed?	No
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Medium-Density Residential District
Terrain type? (Is it flat /slope/etc)	Quite rolling
Property use code?	R-2
Is the land cleared? (Yes/No)	Wooded
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes, you must have to meet the setbacks requirement.
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family detached dwellings
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	RV's not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Not allowed
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Maximum Lot Coverage: 15.0 %, Minimum Habitable Floor Area (square feet): 750

<p>Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county</p>	<ul style="list-style-type: none"> The height of the building may not exceed 38 feet in Tobyhanna Township, and 35 feet in Coolbaugh Township (as per CC&Rs)
<p>What are the setbacks of the lot?</p>	<p>Minimum Front Setback - 40 ft. Minimum Side Setback - 15 ft. Minumum Rear Setback - 40 ft.</p>
<p>What is the minimum lot size to build on the property?</p>	<ul style="list-style-type: none"> Minimum size of building is 1,200 square feet of living space. Maximum, 3,800 Sq. Ft. (as per CC&Rs)
<p>Is there any time limit to build?</p>	<p>A zoning permit is good for 2 years</p>
<p>Is there a County or City Impact fee required to build and if so how much does this cost?</p>	<p>County has no information to this</p>
<p>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</p>	<p>Zone X (Via FEMA)</p>
<p>Any other restrictions?</p>	<p>N/A</p>
<p>County Operator Details who Confirmed the Information:</p>	<p><beisler@tobyhannatownshippa.gov></p>
<p>UTILITIES DATA</p>	
<p>QUESTION/S</p>	<p>DATA</p>
<p>Is the property in the city or MUD district? (Please refer to FEMA)</p> <p>Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.</p>	<p>TOBYHANNA, TOWNSHIP OF</p>
<p>Is the property located inside or outside city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p>	<p>Town</p>
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	<p>No water line available</p>
<p>If YES... (Put the company name and the phone number of the provider)</p>	<p>Knight Well Drilling: +15708428142</p>
<p>If it's in the area (Put the street name where the main water line is located.)</p>	<p>Cannot determine where the main waterline is located</p>
<p>If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)</p>	<p>Would need to dig a water well</p>
<p>How much will it cost (setup cost) to have water</p>	<p>Buyer must gather Information</p>

connection?	
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Well is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	American Pump Service: +15702363056
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/a
How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer must gather Information
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet connected
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	PPL Electric Utilities Corporation. +18003425775
How much will it cost (setup cost) to have power connection?	They will conduct a survey first before giving the estimated cost to have a connection.
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Suburban Propane +15708397191
For waste....	
Will the county or city pick up the trash?	City/County
If YES... Get the details of the company name and contact information that service in the area...	
NOTE: If NO, (Ask if it's responsibility of the property owner.)	Monroe County Municipal Waste Authority 570-643-6100
County Operator Details who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	