## BEST LANDS ELLERS

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
	41.144326, -75.570430
	41.144190, -75.570228
	41.144447, -75.569908
GPS Corner Coordinates (Approximate):	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	https://drive.google.com/file/d/1DOCY-mTHz1Ke7nT3-
Built/ No Roads (Land Lock) or Other)	EOIr2EZNtfq5oD5/view?usp=share_link
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
	https://drive.google.com/drive/folders/10eD8FPNyP-RF
Property Miscellaneous Images:	ZMC0aCXa3ok3niGG7Odg?usp=share_link
Youtube Link:	https://youtu.be/JFWPwVts0ZQ
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)

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) Lake Harmony - 22 min (19.0 miles) Seven Tubs Nature Area - 29 min (19.9 miles)Lookout (Scranton) - 33 min (23.0 miles)  COUNTY DATA  Assessor Website  COUNTY DATA   **Market Market Mar		I
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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.)  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	TAX DATA	
Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)  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	QUESTION/S	DATA
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much is the amount owed? ( From what year to what year)  None  How much is the annual property tax? (Current Year if	put delinquent and ask the next question below.)	Curent
year) None How much is the annual property tax? (Current Year if	Are there any back taxes for this property? If yes, how	
How much is the annual property tax? (Current Year if	much is the amount owed? ( From what year to what	
	year)	None
available, if not get the previous year) \$490.92	How much is the annual property tax? (Current Year if	
	available, if not get the previous year)	\$490.92

	T
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)	Arrowhead Lake Community Association (570)
or any communities? (Yes/No)	646-1771 Option 3 / https://arrowheadlakepa.net/
	Our assessments are \$965 for 2023. You have to
How much is the annual HOA due?	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	Maximum Lot Coverage: 15.0 %, Minimum Habitable
lot? Yes/ No (Please jot down the notes from the county)	Floor Area (square feet): 750
. , ,	

	The height of the building may not exceed 38 feet in
Are there any building height restrictions? (Yes/ No)	Tobyhanna Township, and 35 feet
How many ft please take down notes from the county	in Coolbaugh Township (as per CC&Rs)
now many it pieuse take down notes nom the county	Minimum Front Setback - 40 ft.
	Minimum Side Setback - 15 ft.
What are the setbacks of the lot?	Minumum Rear Setback - 40 ft.
	Minimum size of building is 1,200 square feet of living
	space. Maximum, 3,800 Sq. Ft.
What is the minimum lot size to build on the property?	(as per CC&Rs)
Is there any time limit to build?	A zoning permit is good for 2 years
Is there a County or City Impact fee required to build	
and if so how much does this cost?	County has no information to this
Is the property in a flood zone and if so what needs to	
be done to the lot in order to build?	Zone X (Via FEMA)
Any other restrictions?	N/A
County Operator Details who Confirmed the	
Information:	<be></be> deisler@tobyhannatownshippa.gov>
UTILITIES DATA	
QUESTION/S	DATA
Is the property in the city or MUD district? ( Please	
refer to FEMA)	
Note: MUD (Mixed Used Development) meaning it's a a	
zoning type that blends residential, commercial,	
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	TOBYHANNA, TOWNSHIP OF
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one	TOBYHANNA, TOWNSHIP OF
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?	TOBYHANNA, TOWNSHIP OF
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  Notes:	TOBYHANNA, TOWNSHIP OF
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  Notes:  If Inside City: It means water and sewer is provided by	TOBYHANNA, TOWNSHIP OF
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zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  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)  Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Town
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  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)  Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)  If YES (Put the company name and the phone number	Town  No water line available
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  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)  Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)  If YES (Put the company name and the phone number of the provider)	Town  No water line available  Knight Well Drilling: +15708428142
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  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)  Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)  If YES (Put the company name and the phone number of the provider)  If it's in the area (Put the street name where the main	Town  No water line available  Knight Well Drilling: +15708428142  Cannot determine where the main waterline is
zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.  Is the property located inside or outside city limit?  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)  Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)  If YES (Put the company name and the phone number of the provider)  If it's in the area (Put the street name where the main water line is located.)	Town  No water line available  Knight Well Drilling: +15708428142  Cannot determine where the main waterline is
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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 electricty 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	They will conduct a survey first before giving the
connection?	estimated cost to have a connetion.
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	
<b>NOTE:</b> If <b>NO</b> , (Ask if it's responsibility of the property	Monroe County Municipal Waste Authority
owner.)	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.