

# BEST DEAL LANDSELLERS

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	19.17D.2.209
Account # or GEO #:	N/A
Property Address:	OWASSA DR 5, POCONO LAKE, PA, 18347
County:	Monroe
State:	PA
Lot Number:	LOT 5
Legal Description:	LOT 5 BLK 35 SEC 7
Parcel Size:	0.22 acres
Subdivision:	ARROWHEAD LAKE SEC 07
Approximate Dimensions:	75.46ft x 119.41ft x 76.35ft x 119.61ft Approx
GPS Center Coordinates (Approximate):	<u><a href="#">41.146943, -75.557872</a></u>
GPS Corner Coordinates (Approximate):	41.147115, -75.557932 41.146967, -75.558119 41.146746, -75.557803 41.146897, -75.557612
Google map link:	<u><a href="https://goo.gl/maps/bztZvZieEf3TYyMi6">https://goo.gl/maps/bztZvZieEf3TYyMi6</a></u>
Elevation:	1706.0ft
Market Value:	\$25,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<u><a href="https://drive.google.com/file/d/1YQSR07lgsfbBVCsj1LzYwUnAPCQ1Z7e/view?usp=share_link">https://drive.google.com/file/d/1YQSR07lgsfbBVCsj1LzYwUnAPCQ1Z7e/view?usp=share_link</a></u>
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
Property miscellaneous images	<u><a href="https://drive.google.com/drive/folders/1oEbigl4UnbLkFZRnt-ztwPHW_NLo-KVr?usp=share_link">https://drive.google.com/drive/folders/1oEbigl4UnbLkFZRnt-ztwPHW_NLo-KVr?usp=share_link</a></u>
YouTube Link:	<u><a href="https://youtu.be/wSbjgGdHMwQ">https://youtu.be/wSbjgGdHMwQ</a></u>
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Scranton Pennsylvania, USA - 44 min (27.5 miles)
If No Address or 0 address: Closest Property with Numbered Address	196 Owassa Dr, Pocono Lake, PA 18347, USA
Closest small town:	Blakesleen Pennsylvania 18610, USA - 10 min (5.5 miles)

<b>Nearby attractions:</b>	Austin T. Blakeslee Natural Area - 13 min (6.4 miles) Split Rock - 13 min (7.4 miles) Thomas Darling Preserve - 18 min (9.3 miles) Lake Harmony - 20 min (12.1 miles) Lehigh Tannery Historic Site - 26 min (16.9 miles) Seven Tubs Nature Area - 30 min (22.7 miles) Lookout (Scranton) - 37 min (25.5 miles)
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### COUNTY DATA

QUESTION/S	DATA
<b>Assessor Website</b>	<a href="http://www.monroecountypa.gov/Dept/Assessment/Pages/default.aspx">http://www.monroecountypa.gov/Dept/Assessment/Pages/default.aspx</a>
<b>Assessor Contact</b>	(570) 517-3133
<b>Treasurer Website</b>	<a href="http://www.monroecountypa.gov/treasurer">http://www.monroecountypa.gov/treasurer</a>
<b>Treasurer Contact</b>	(570) 517-3180
<b>Recorder/Clerk Website</b>	<a href="http://www.monroecountypa.gov/Dept/ROD/Pages/default.aspx">http://www.monroecountypa.gov/Dept/ROD/Pages/default.aspx</a>
<b>Recorder/Clerk Contact</b>	(570) 517-3969
<b>Zoning or Planning Department Website</b>	<a href="http://www.monroecountypa.gov/planning">http://www.monroecountypa.gov/planning</a>
<b>Zoning or Planning Department Contact</b>	(570) 517-3100
<b>County Environmental Health Department Website</b>	<a href="https://www.monroecohealth.com/environmental-health-services">https://www.monroecohealth.com/environmental-health-services</a>
<b>County Environmental Health Department Contact</b>	(270)-487-6782
<b>GIS Website</b>	<a href="https://www.monroegis.org/myiDVViewer/map/13c626a56e926e3e/Public">https://www.monroegis.org/myiDVViewer/map/13c626a56e926e3e/Public</a>
<b>CAD Website</b>	N/A
<b>Electricity Company Name &amp; Phone Number</b>	PPL Electric Utilities Corporation - 8003425775
<b>Water Company Name &amp; Phone Number</b>	N/A
<b>Sewer Company Name &amp; Phone Number</b>	N/A
<b>Gas Company Name &amp; Phone Number</b>	N/A
<b>Waste Company Name &amp; Phone Number</b>	N/A

### TAX DATA

QUESTION/S	DATA
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	<b>Curent</b>
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	<b>None</b>
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	<b>\$410.94</b>

<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?	
<b>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.</b>	<b>None</b>
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	Yes, Arrowhead Lake Community Association - <u>5706461771</u>
<b>How much is the annual HOA due?</b>	Our assessments are \$965 for 2023. You have to remember this is a private, gated community.
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	\$935 (2022)
<b>County Operator Details who Confirmed the Information:</b>	Kelly - 5705173180
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	R-2 Medium Density Residential District
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>Property use code?</b>	N/A
<b>Is the land cleared?</b> (Yes/No)	No (With trees)
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	There are no records of any perc test being done. You will need to have a perc test done in order know is these properties are buildable.
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	1. Single-Family detached dwellings 2. Municipal uses 3. Cemeteries 4. Multifamily Dwellings
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	RVs are not allowed
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile homes are not allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	No

<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Maximum Lot Coverage - 15.0%
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	<ul style="list-style-type: none"> <li>The height of the building may not exceed 38 feet in Tobyhanna Township, and 35 feet in Coolbaugh Township (as per CC&amp;Rs)</li> </ul>
<b>What are the setbacks of the lot?</b>	Set Back Requirements: House: Front- 25', Rear-40', Side- 12'
<b>What is the minimum lot size to build on the property?</b>	<ul style="list-style-type: none"> <li>Minimum size of building is 1,200 square feet of living space. Maximum, 3,800 Sq. Ft. (as per CC&amp;Rs)</li> </ul>
<b>Is there any time limit to build?</b>	Every permit issued by the Building Code Official under the provision of this article shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within six months from the issue date of the permit, or if the building or work authorized by such permit is suspended or abandoned for a period of six months or more after the work has commenced.
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in the flood zone area.
<b>Any other restrictions?</b>	Review Township Ordinance. Click here! >>>
<b>County Operator Details who Confirmed the Information:</b>	Zoning/Code Enforcement 570.894.8490
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property in the city or MUD district? ( Please refer to FEMA)</b>  <b>Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.</b>	Products for COOLBAUGH, TOWNSHIP OF
<b>Is the property located inside or outside city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b> <b>IF Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b>	Township
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	No water line available

<b>If YES...</b> (Put the company name and the phone number of the provider)	Knight Well Drilling: +15708428142
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Cannot determine where the main waterline is located
<b>If NO:</b> (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.)	Would need to dig a water well
<b>How much will it cost (setup cost) to have water connection?</b>	Buyer must gather Information
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Well is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	American Pump Service: +15702363056
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/a
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	Buyer must gather Information
<b>Does the property currently have electricty connected?</b> (Yes, No or Do Not Know)	Not yet connected
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	PPL Electric Utilities Corporation. +18003425775
<b>How much will it cost (setup cost) to have power connection?</b>	They will conduct a survey first before giving the estimated cost to have a connetion.
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Suburban Propane +15708397191
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	City
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Trash Center: call <u>570-643-9325</u> or <u>570-646-1771</u> option 4 and then option 2
<b>County Operator Details who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	

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. Seller makes no warranties or representations about the land, its condition, or what can be built on the property.