

ELK COUNTY REAL ESTATE LLC

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Property Address: 3441 Clear Creek Rd. Emporium

Price: \$299,000

Listing Number /MLS#: 971-18/18-280

Tax Parcel #: 07-13-003

Deed book/Page : 424-07-13-003

Taxes: City: \$ 3,155.06

School: \$

School District: Cameron County

Property Type: Residential

Zoning: Residential

Lot Size: 27 Acres

Age: 1960

Apprx. Sq Ft: 2,521

Heat source/Avg: Oil Forced Air

Roof/Age: Cedar Shakes



Total Rooms-10 Bedrooms-4 Baths-2

Living Room- 23'6 x 13'5 Wood burning fire-place.

Dining Room Main-12'2 x 11' Off living area.

Kitchen- 11'4 x 12'1 Includes appliances/island - bar.

Laundry- Lower 12'6 x 14'9 Laundry inclosed in closet of foyer.

Office- Lower 16'3 x 19'1 Oak floors, library, additional workshop.

Bath- Upper 9'3 x 7'2 Full

Bath- Lower 1/2 off foyer.

Foyer- Lower 6'11 x 10'2 Slate floors.

Bonus Room- Main 11'9 x 26' Enclosed all sea-son room off dining area.

Bedroom- Upper 11'11 x 14'11 Bath and walk-in closet off master.

Bedroom - 11'3 x 11'11 Double closet

Bedroom - 10'1 x 10'8 Double closet

Bedroom - 10'8 x 11'11 Double closet

Bath - Upper X Bath off master with closet.

Water: Spring

Sewage: On lot

Listing Agent: Debra Sidelinger

Inclusions: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer; Generator.

Amenities: Fireplace; Spring House

A serene paradise awaits you at 3441 Clear Creek Road, Emporium! Privacy abounds in this four bedroom, 2.5 bath home, with a library, sunroom, finished basement, and central air. This well maintained home has a unique floor plan and is nestled on 27+ acres of pristine land that welcomes you with a view of wildlife, a small pond, and gorgeous scenery all year round! Additional acreage is available for purchase. A buyer will have first right of refusal on any future property purchases.

The foregoing is based upon information furnished to us by sources deemed to be reliable but no responsibility is assumed by reason of error, inaccuracies, omissions, prior sale, change in price and/or withdrawal without notice.