

2939 LINCOLN HIGHWAY EAST

PROPERTY LAYOUT, FEATURES & DETAILS

1.3 acres including pond with boardwalk and diving ramp

2-story cottage with approximately 960 square feet includes:
living room, kitchenette, bath & bedroom

Garage: 50x20; includes 2-car garage, workshop & 1 efficiency unit
(Unit #1), own heat and a/c unit

Main dwelling: 2240 + addition of 712 square feet.
Total: 2952 square feet.

Main dwelling unit plan:

First floor of main house:	Units 2, 3, 4 & 5 (efficiency unit)
Addition to main house:	Units 10, 11 & 12
Basement of main house:	Units 6, 7, 8 & 9

Units 2, 3, 4, 10, 11 & 12 all share 1st floor kitchen

Units 6, 7, 8 & 9 all share kitchen area in basement

Units 1 and 5 are efficiencies and have private kitchen areas

Unit Notes: All units are furnished and include cable, a television, bathroom, heat and a/c, refrigerator, and microwave. Additionally, there are smoke detectors and fire extinguishers in every room/hall as well as a coin operated laundry in the basement for the tenants use. The first floor and basement units in the main house have oil heat while the units in the addition to the main house have separate heat and a/c units. Common kitchens have large refrigerator, table, cabinets for storage, microwave, sink and some kitchen supplies (soap, towels, etc.)

Property Notes: 1.3 acres; fenced property; private drive lined with trees; back-up generator for electric; oil heat (one furnace in main house); electric hot water (one for entire home); public sewer; 2 wells; PP&L electric; 1 pond/pool; garage with storage, workshop & 1 efficiency unit, 12 x 20 storage shed.

Landlord Notes: Tenants pay weekly with security deposit and an agreement (not a lease). Landlord pays all expenses except for phone.