



<b>List Number</b>	11-692	<b>List Price</b>	\$ 127,700
<b>Property Type</b>	Residential	<b>Rooms</b>	5
<b>Status</b>	Active	<b>Ttl Beds</b>	3
<b>Level</b>	1 Story	<b>Ttl Baths</b>	2.0
<b>Est Yr Built</b>	2000	<b>Full Baths</b>	2
<b>Foreclosure</b>	No	<b>Half Baths</b>	0
<b>Garage # Cars</b>	0	<b>Family Room</b>	No
		<b>Fireplace # of</b>	0.00
<b>Exterior:</b>	Block; Vinyl	<b>Acres +/-</b>	0.72
<b>Roof:</b>	Comp Shingle	<b>Lot/Land Dim</b>	80X150
<b>Driveway:</b>	Gravel	<b>Road Frontage</b>	230.00

**Address:** 120 FRANKLIN AVE  
**City:** Greenfield TWP **State:** PA **Zip:** 18407  
**Loc/Development:** None  
**Body of Water:** Newton Lake

<b>Jayne K Vaughan</b>	<b>Tot SF Fin</b>	1100
☎ Office - (570) 254-2244	<b>AG</b>	
✉ jayneandbonnie@yahoo.com	<b>SF Fin Main</b>	1100
<b>RE/MAX Home Team</b>	<b>SF Fin 2nd</b>	0
☎ Office - (570) 254-2244	<b>SF Fin 3rd</b>	0
	<b>Tot SF BG</b>	1100
	<b>Tot SF Fin BG</b>	0
	<b>Tot SF Fin +/-</b>	1100

Room Name	Level	L & W	Room Remarks	County	Lackawanna	School Dist	Lakeland
Living Room	Main	20.3x11.8		<b>Gen Zoning</b>	Residential	<b>Region</b>	New ton Lake
Kitchen	Main	10.10x13.8	Eat in Modern	<b>Tax Mun</b>	Greenfield Township	<b>Tax Inf</b>	Available
Master Bedroom	Main	13.7x11.8		<b>Tax Year</b>	2011	<b>Tot Assess</b>	\$ 11,200
Bedroom 2	Main	11x9.7		<b>Total Taxes</b>	\$ 1,623.98		
Bedroom 3	Main	11.5x10.5		<b>Tax ID No.</b>	01419010007	<b>Lot/Blk/Sec</b>	
Full Bath	Main	7x7.9	Garden Tub	<b>Deed Bk/Pg No</b>	R092/1621	<b>Tracts(Sep Dds)</b>	Yes - Call Listing Agent
Full Bath	Main	5.8x5					

<b>Style/Type:</b> 1 Story; Double-Wide Mobile	<b>Parking:</b> 3 Car; Off Street Parking	<b>Fireplace</b>	None
<b>Lot</b> Irregular; Lake Rights; Not in	<b>Inside</b> Cable Available; Laundry 1st	<b>Desc.:</b>	
<b>Description:</b> Development; Wooded Lot	<b>Features:</b> Level; M Bdrm on 1st Floor; M Bdrm w/Bath Suite; Propane Stove	<b>Heating:</b>	Forced Air; Liquid Propane
<b>Road:</b> Paved; Public: Municipal	<b>Eating Area:</b> Eat-in Kitchen; Modern Kitchen	<b>Hot Water:</b>	Electric
<b>Water:</b> Well	<b>Other</b> None	<b>Cooling:</b>	None
<b>Waste:</b> Public	<b>Rooms:</b>	<b>Miscellaneous:</b> Electrical Service: Circuit Breakers; HOA Fee/Year: 150; HOA Transfer Fee: N	
<b>Outside</b> None	<b>Beds</b> 2+ Bed 1st; Mstr 1st	<b>Community Amenities:</b> Beach(es); Golf; Lake(s); Power Boats Allowed; Road Maintenance; Ski Slopes	
<b>Features:</b>	<b>Description:</b>	<b>Tax Benefits</b>	None
<b>Foundation</b> Full Basement	<b>Baths:</b> 2+ Bath Lev 1; Modern	<b>Program:</b>	
<b>Type:</b>	<b>Floors:</b> Vinyl; Wall to wall Carpet	<b>Possession:</b>	Settlement
<b>Fndtn/Bsmnt</b> Block Wall; Concrete Floor;	<b>Attic:</b> Crawl Opening	<b>Financing:</b>	Cash; Conventional; FHA
<b>Features:</b> Outside Entrance; Sump Pump	<b>Appliances:</b> Gas Oven/Range; Refrigerator		
	<b>Insulation:</b> Unknown		

**Directions:** From I-81 take business Rt 6 East to Rt 247 at Wild Cat. Left onto 247 past junction of PA 107. Look for Franklin Ave Newton Lake Entrance sign on the right past Lukoil.

**Public Remarks:** Light, bright and affordable AT THE LAKE! Master suite with garden tub. Modern oak eat in kitchen. Lots of living space plus a full basement. Level double lot and maintenance free vinyl siding. This home has never been lived in. Discover beautiful and well established Newton Lake. Enjoy swimming, fishing, boating and picnics on the beautiful beach.