

## Real Estate Information:

**Owner:** Jack A. Martin

**Address:** 93 Woodside Road  
Danville, PA 17821

**County:** Columbia

**Municipality:** Madison Township

**Zoning:** None

**School District:** Millville Area

**Approximate Age:** 2000

**Parcel #:** 21-01-008-01,000

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**Approximate Parcel Size:** 3.1471 Acres

**Approximate 2025 taxes:** \$3,115.00

**Approximate Square Footage:** 1,634 Sq. Ft.

## Property Description:

**Style:** Doublewide frame with additions

**First Floor:** Enter front door into an open concept living room and kitchen area with beamed ceilings, track lighting, lighted ceiling fan, tilt out windows throughout the home, wainscoting and wood floor. The eat-in kitchen has laminate counters, wood cupboards and cabinets with soft close drawers, gas stove with a lighted exhaust fan, refrigerator, double bowl stainless steel sink with a side sprayer and chandelier light. A full bathroom accessed from the living room has a toilet, sink with a vanity, tub/shower, mirrored medicine chest and an exhaust fan. Laundry area

is accessed from the kitchen, washer, dryer, shelves, overhead light and a pantry with pull out shelving. The sun room is accessed from the laundry area, linoleum floor, ceiling fan, 7 windows, 155 gallon fish tank and an exterior door. Bedroom #1 is accessed from the living room, wood floor, closet with sliding mirrored doors, overhead light and an En Suite containing a garden tub, shower, toilet, sink with a vanity, overhead light, mirrored medicine chest and an exhaust fan. Bedroom #2 is accessed from the living room, wood floor, ceiling fan, back door access to the rear porch, and an En Suite through a sliding pocket door with a handicap accessible step-in shower, sink, toilet, bar light, linoleum floor and a lighted exhaust. Bedroom #3, captured, accessed through a sliding pocket door from Bedroom #2, wood floor, built in closet and overhead light.

**Basement:** Accessed internally from a hatch door in the living room, walk up exterior access through Bilco doors, block walls, concrete floor and a crawl space for storage.

### Systems:

Electric: Underground 100 amp breakers.

Heat: Propane fired, 2023 installed Broan-NuTone forced hot air unit, Wood stove.

Cooling: Carrier central air exterior unit, needs to be re-charged.

Hot Water: 40 gallon electric hot water heater.

Water: Drilled well with a submersible pump, pressure tank, water softener and a UV filter. Two additional wells by the horse barn.

Sewer: Septic tanks and a sand mound drain field with grinder pump and alarm.

**Exterior:** Vinyl siding, architectural asphalt shingle roof with vent ridge, exterior water and electrical sources, motion activated spotlights, wood side porch, shutters, Bilco basement doors, wood front deck, paved driveway and parking area and bird feeders.

**Garage:** 2 car detached, 24' x 30', vinyl siding, asphalt shingle roof with vent ridge, 3 windows, man door, 2 automatic insulated overhead doors, concrete floor with drain, double side doors, shelves, lighted, overhead storage, motion activated spotlights and work benches.

**Horse Barn:** 30' x 38' frame with board and batten exterior, metal channel drain roof, electric fenced pasture, four stalls, electric, concrete floor, large sliding transparent barn doors on each end.

**Outbuilding:** 8' x 9' frame with asphalt shingle roof, T-111 exterior and 2 doors.

**Pavillion:** 16' x 34' frame with a metal channel drain roof and a concrete floor – like new.

Property is graced by Roses and River Birch, Birch, Black Walnut, Rose of Sharon, Ornamental Pear, Apple, Shagbark Hickory and Hard Maple trees.

Aerial map, disclosure, photos, aerial and interior videos and brochure can be viewed online at [RoanRealEstate.com](http://RoanRealEstate.com)

