

## Real Estate Information:

**Owner:** Susquehanna Conference of the  
United Methodist Church

**Address:** 539 Grover Road  
Canton, PA 17724

**County:** Bradford

**Municipality:** Canton Township

**Zoning:** None

**School District:** Canton Area

**Approximate Age:** 1880

**Parcel #:** 16-117-47

**Deed Book #:** 220 **Pages:** 168-171

**Approximate Parcel Size:** 132' x 132'

**Approximate 2025 taxes:** To be determined

**Approximate Square Footage:** 7,000 Sq. Ft

## Property Description:

**Style:** Wood frame.

**First Floor:** Enter the foyer through double glass doors with panic bars, carpet, hanging light, bulletin board, fire extinguisher, wainscoting, tables and half-moon transom window. Access to worship area with carpet, raised pulpit, ceiling fans, hanging light, projector and screen, wainscoting, 6 leaded stained glass windows, piano and 19 padded pews. Access to office with carpet, leaded stained glass window, cupboard and desk. Access to youth room with carpet, leaded stained glass window and fluorescent light. Access to social room with carpet, blackboard, exterior door, 3 windows and bathroom hallway access. Access to bathroom with sink, toilet, toilet paper holder, mirror, fluorescent light and linoleum floor. Access to handicap bathroom with linoleum, formica counter with cupboard, mirror, toilet, sink with vanity, toilet paper holder, grab bars and 1 window. Access to 3 classrooms with carpet, blackboards, fluorescent lights and windows.

**Lower Level:** Access from foyer, carpeted stairs, rear exterior door, linoleum floor and cupboards.

Access to Kitchen with linoleum floor, double bowl stainless steel sink, cupboards and cabinets, formica counters, fluorescent lights and serving window. Access to 2 bathrooms with tile floor, toilet, sink with vanity, mirror, toilet paper holder and paper towel holder. Access to nursery with carpet, fluorescent light and shelves. Access to fellowship hall with linoleum floor, fluorescent lights, refrigerator, cupboard with countertop, fire extinguisher, storage closets, carpeted stage, piano and exterior door with panic bar. Access to coat closet with linoleum tile floor, coat rack, shelf and ceiling light. Access to mechanical room with a concrete floor and ceiling light.

## Systems:

Electric: 100 amp breakers.

Heat: 2 Smith natural gas-fired hot water boilers with baseboard and four zones. Comfort Glow unvented natural gas-fired forced hot air wall unit.

Rinnai unvented natural gas-fired wall unit. Conquest 90 natural gas-fired forced hot air unit.

Hot Water Source: American 40 gallon electric hot water heater.

Water: Drilled well with submersible pump, pressure tank and filter.

Sewer: In ground, type unknown.

**Exterior:** Vinyl siding, storm windows, exterior motion spotlights, handicap ramp, asphalt shingle roof with vent ridge, sign and a steeple.

Property is graced by Spruce trees.

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

