

## Real Estate Information:

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

**County:** Bradford

**Municipality:** Granville Township

**Zoning:** None

**School District:** Troy Area

## Property Description:

### Church:

**Address:** 3351 Windfall Road  
Granville Summit, PA 16926

**Parcel #:** 19-094.00-078

**Deed Book #:** 106 **Page #** 106

**Approximate Parcel Size:** 145' x 150'

**Approximate Square Feet of Area:** 3,552

**Approximate 2025 Taxes:** To be determined

**Approximate Age:** 1950 with a 1969 addition



**First Floor:** Enter through double aluminum glass doors to a foyer with carpet, diamond shaped window and access to social hall and sanctuary with 17 Cherry wood pews, 12 windows, carpet and 8 hanging lights, 2 ceiling fans, bulletin board and access to fellowship hall through pocket doors. Fellowship hall has Oak hardwood floors, 1 door and 2 service windows to kitchen, cupboards, bulletin boards, 6 windows, 4 fluorescent lights, ceiling fan, access to classrooms and lower level. Kitchen has linoleum floor, Frigidaire upright refrigerator, utility closet, Formica counters, Frigidaire Electric stove, Oak cupboards and cabinets, Frigidaire Natural Gas stove, shelves, 2 double bowl stainless steel sinks, 2 windows and rear exterior access. The L-shaped classroom has carpet, accordion room divider, fluorescent lighting, 3 windows, men and lady's restrooms each with carpet, Oak vanity, lighted exhaust fan and towel bars. Classroom with carpet, 4 windows, fluorescent lighting and double cherry wood doors. Access to lower level has carpet, a clothes closet with a bi-fold Pine louvered door, exterior access on landing and carpeted stairs down to lower level.

**Lower Level:** Lighted under stair closet, 5 classrooms and 2 utility rooms.

### Systems:

**Electric:** Underground 200 amp breakers.

**Heat:** Natural Gas fired Lenox Elite series forced hot air unit, throughout building there is electric baseboard with wall mounted thermostats.

**Hot water source:** Bradford white 48 gallon Natural Gas fired hot water heater.

**Sewer:** System in ground, type unknown.

**Water:** Drilled well submersible pump and a pressure tank.

**Exterior:** Architectural asphalt shingle roof with vent ridge, concrete rear porch wheel chair assessable ramp with roof, aluminum siding, asphalt loop around driveway, exterior spot lights, large sign in yard, window wells, concrete front porch with roof, concrete handicap accessible ramp and a large gravel parking area.

## Property Description:

### Parsonage:

**Style:** Single story frame

**Address:** 3363 Windfall Road  
Granville Summit, PA 16926

**Parcel #:** 19-094.00-048-001

**Instrument #:** 200406121

**Approximate Parcel Size:** 1.42 Acres

**Approximate Square Feet of Area:** 1,680

**Approximate 2025 Taxes:** \$1,600

**Approximate Age:** 2005



**First floor:** Enter steel front door with windows to living room/kitchen combination including 5 windows, 3 lighted ceiling fans, laminate floors, coat closet with bi-fold door, access to bedroom with lighted ceiling fan, closet and 2 windows, kitchen has double window with lighted well, Oak cupboards and cabinets, Formica counters, stainless steel double bowl sink with dish sprayer faucet, LG stainless steel dishwasher, Frigidaire Electric stainless steel stove, Frigidaire microwave with vented exhaust hood, off kitchen is a laundry area with set up for a washer and an electric dryer, cupboards, a shelf, fluorescent lighting, pantry with a window and dry goods closet and access to garage area, off kitchen is a bedroom hallway, master bedroom has laminate floors, lighted ceiling fan, large double closet with carpet, rubber coated wired shelves and vinyl bi-fold doors, walk-in closet with overhead attic access, rubber coated wired shelves, carpet and fluorescent lighting, sliding glass doors to rear porch, shelves, master bathroom with laminate floors, Oak vanity, shower stall, linen closet, full shower/tub, towel bar, mirrored medicine cabinet with light bar above and a lighted exhaust fan, bathroom has laminate floors, lighted exhaust fan, mirrored medicine cabinet with light bar above, linen closet and a walk-in shower, bedroom with lighted ceiling fan, closet with rubber covered wired shelves and 2 bi-fold vinyl doors.

**Garage:** Over-sized 2 car garage with workshop area, cupboards, ramped access to home, concrete floor, overhead storage, 2 automatic overhead insulated garage doors, 2 windows, 2 man doors to exterior, half bathroom with carpet and linoleum, access to lower level.

**Lower Level:** Access from garage, concrete floor and all open, lighted and has 8' height.

### Systems:

**Electric:** Underground 200 Amp breakers

**Heat:** Crown Natural Gas fired hot water boiler with 2 zones.

**Hot Water Source:** Bradford White Natural Gas fired 40 gallon hot water heater.

**Water:** Drilled well with submersible pump and pressure tank.

**Sewer:** Septic tanks with a sand mound drain field.

**Exterior:** Vinyl siding, architectural asphalt shingle roof with vent ridge, floor front porch with roof, exterior water and electric sources.

**Outbuilding:** 6' x 8' frame with asphalt shingle roof and a concrete floor.

**Vacant Parcel** — Parking Lot:

**Parcel #:** 19-094.00-079

**Deed Book #:** 557 **Page #:** 200

**Approximate Parcel Size:** .59 Acre

**Approximate 2025 Taxes:** To be determined

Property is graced by Lilac, Holly, Firebush and Spruce, Ornamental Cherry and Apple trees.

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

