

Real Estate Information:

Owner: Susquehanna Conference of the United Methodist Church and Faith United Methodist Church

Address: 2254 So. Susquehanna Trail
Port Trevorton, PA 17864

County: Snyder

Municipality: Union Township

Zoning: None

School District: Selinsgrove Area

Approximate Age: 1978

Parcel #: 18-05-064

Deed Book #: 1178 **Page #:** 768-776

Deed Book #: 140 **Page #:** 464-466

Approximate Parcel Size: 100' x 302'

Approximate Living Area: 2,100 Sq.Ft.

Approximate 2025 taxes: To be determined

Property Description:

Style: Frame Bi-level.

First Floor: Enter a metal front door with doorbell to a foyer with linoleum flooring, overhead lighting, carpeted stairs with an Oak banister leading to a living room with carpet, lighted ceiling fan, 3 windows with a beautiful view of the Susquehanna river, open to bedroom hallway and access to kitchen/dining room combo with Formica counters, linoleum flooring, Oak cabinets and cupboards, lighted ceiling fan, double bowl stainless steel sink, Hotpoint Electric stove, Hot Point microwave with lighted overhead exhaust hood, LG stainless steel side-by-side refrigerator with water and ice on the door, Frigidaire dishwasher, coat hooks, access to screened in sun porch with lighting, concrete floors and rear exterior access. Hallway has carpet, overhead lighting, a lighted coat closet with overhead access to attic. Bathroom has linoleum, lighted exhaust fan, towel racks, window, Oak vanity, mirror with light bar above, General Electric Commercial Quality washer and dryer and Oak cupboards. Bedroom has carpet, lighted ceiling fan, lighted closet and a window, bedroom has carpet, lighted ceiling fan, lighted double closet with shelf and sliding wood doors and 2 windows, master bedroom has carpet, lighted ceiling fan, shelves, lighted double closet with shelves with 2 sliding wood doors, 2 windows and a master ¾ bathroom with linoleum floors, pedestal sink, mirrors, lighted exhaust fan, hanging wood cabinet, towel bars and a window.

Attic: is accessed overhead in the hallway closet and is insulated, lighted, partially floored and vented.

Lower level: From front foyer take carpeted stairs with Oak banister to lower level hallway with linoleum, under stair closet, access to garage, office, a half bathroom and family room. Office has linoleum floors, walk out exterior access, 2 lighted ceiling fans, Oak shelves and cabinets with Formica counter, other shelves, 3 windows and access to hallway. Half bathroom has linoleum floors, exhaust fan, mirrored medicine cabinets with light bar above and towel bar. Family room has linoleum floor, 2 lighted ceiling fans, 3 windows, and a wood stove with brick corner wall with blue stone shelves and ceramic tile hearth. Utility room has lighting, concrete floor with drain, wood shelves, a window, cupboards and access to the garage.

Garage: 20' x 20' frame with electric, architectural asphalt shingle roof, man door, overhead door, vinyl siding, exterior lighting, concrete floor and steps

Systems:

Electric: Underground 200 amp breakers.

Heat: Electric baseboard with individual wall mounted thermostats and a Frontier wood stove.

Hot Water Source: AO Smith 2022 50-gallon electric hot water heater.

Water: Drilled well with submersible pump and pressure tank.

Sewer: Public.

Air Conditioning: 4 Frigidaire window units.

Exterior: Thermopane windows, paved driveway and parking area, concrete front porch and sidewalk, mailbox, clothes posts, aluminum sided, brick veneer, shutters, architectural asphalt shingle roof with vent ridge, exterior spotlights, exterior water and electric sources,

Property is graced by Spruce, Silver Maple, Holly Trees and Snowball bushes.

Aerial map, photo's, aerial and interior videos and brochure can be viewed online at RoanRealEstate.com.

