

Real Estate Information:

Owner: Susquehanna Conference of the United Methodist Church

Address: 1174 West Avery Station Road, Factoryville, PA 18419

County: Wyoming

Municipality: Lemon Township

Zoning: None

Approximate Age: 1871

Parcel #: 10-074.0-117-00-EX-00

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Approximate Parcel Size: .73 Acre

Approximate Square Feet: 4,128

Approximate 2026 taxes: To be determined

Property Description:

Style: 2 1/2 story frame.

First Floor: Enter through double wood doors into a carpeted foyer. To the right are two half bathrooms featuring ceramic tile floors and lighted exhaust fans. The community hall offers Wainscot, carpet, a stage, six hanging lights, six windows, and an under-stair utility closet with shelving. Additional features include Formica countertops, oak cupboards, and three exterior exits. The kitchen includes wood laminate flooring, Formica countertops, oak cupboards and cabinets, a double-bowl stainless steel sink with pot scrubber faucet, two windows, a propane stainless steel commercial six-burner range with stainless steel shelf and a Whirlpool upright refrigerator/freezer. An adjoining office features tile flooring, Wainscot, overhead lighting, and access back to the front foyer.

Second Floor: Accessed from the front foyer by a wide carpeted staircase with an automatic stair lift, the main sanctuary features 29 pews, wide Yellow Pine flooring, Wainscot, a walnut spindle banister, 13 Thermopane windows, tongue-and-groove wood ceilings, six hanging light fixtures and a rear exterior access.

Systems:

Electric: 100 amp breaker service.

Heating: Newer Williamson oil-fired forced hot air unit servicing the lower level and a Metromatic oil-fired forced hot air unit servicing the sanctuary.

Both systems are supplied by a newer 275-gallon oil storage tank located on the rear porch.

Hot Water: Reliance 50-gallon electric water heater.

Water: Private well with submersible pump and pressure tank .

Sewer: Septic system.

Exterior: German wood siding, flag holder, flag stone side-walks and steps, handicap ramp to side exterior, mailbox, loop around gravel driveway, metal roof, exterior water source, metal stairs to second floor access, exterior motion spotlights and exterior electric access.

Property is graced by Phlox, Iris, Peony, Hydrangea, Rhododendron and lilies,

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

