

## Real Estate Information:

**Owner:** Troy Holy Trinity United Methodist Church  
**Address:** 2676 Big Pond Road  
Columbia Crossroads, PA 16914

**County:** Bradford

**Municipality:** Springfield Township

**Zoning:** None

**School District:** Troy Area

**Approximate Age:** 1884

**Parcel #:** 42-043.02-014

**Deed Book #:** 53 **Pages:** 457-458

**Approximate Parcel Size:** 90' x 232'

**Approximate Square Feet:** 3,168

**Approximate 2026 taxes:** To be determined

## Property Description:

**Style:** Historic frame church with lower level.

**First Floor:** Enter through new double doors to a foyer featuring carpet and tile flooring, grain decorated wainscot, 2 windows, 1 hanging light and coat racks. From the foyer, proceed to the sanctuary, which features Oak floors, 9 large windows, 6 hanging lights, 2 hanging fans, 18 pews with grain decoration, religious furniture, sound system and 1 exterior access.

**Lowel Level:** From the upper-level foyer, head downstairs to the social hall, featuring linoleum floors, shiplay Knotty Pine walls, 3 windows, 7 overhead lights and 2 restrooms. The social hall connects to a kitchen featuring a serving window, tile flooring, shiplay Knotty Pine walls, Formica counters, cupboards and cabinets, a Frigidaire oven, Frigidaire refrigerator, double-basin kitchen sink, microwave oven, 2 windows, built-in shelves and 1 exterior access. The kitchen connects to a classroom featuring 2 windows, overhead lighting, built-in shelves and exterior access.

## Systems:

Electric: 200 amp breakers.

Heat: Dunkirk radiation Corporation natural gas-fired hot water boiler with 2 zones and baseboard heat, vented natural gas fired space heater in bathroom area.

Hot Water Source: AO Smith 35-gallon natural gas-fired hot water heater.

Sewer: Septic tank with drainfield.

Water: Drilled well (1988) with pressure tank with submersible pump.

**Exterior:** Church has asphalt shingle roof, vinyl siding, possible Bronze bell, Thermopane windows, wood planters, Church sign, ADA-accessible ramp, side porch with roof, concrete sidewalks, gravel driveway and parking lot.

**Outbuilding:** 8'x10' frame with gambrel asphalt shingle roof, t-111 siding, 2 doors and a wood floor.

## Additional Parcel - Parking Lot

**Parcel #:** 42-043.02-014-001

**Deed Book #:** 545 **Pages:** 378-379

**Approximate Parcel Size:** .33 Acre

**Approximate 2026 Taxes:** To be determined

**Additional Information:** Aerial map, photo's, aerial and \interior videos brochure and the oil, gas and mineral information can be viewed online at [RoanRealEstate.com](http://RoanRealEstate.com).

