

Real Estate Information:

Owner: Spring Farm Trust

Address: 2394 Route 220 Highway,
Muncy, PA 17756

County: Lycoming

Municipality: Muncy Township

Zoning: CS-Countryside

School District: Muncy

Approximate Age: 1783 Log Home with
1822 additions of post and beam

Parcel #: 41-353-103

Deed Book #: 4223 Pages: 256-260

Approximate Parcel Size: 33.2284 Acres

Approximate Living Area: 3,000 Sq. Ft.

Approximate 2026 taxes: \$3,260

Property Description:

Style: 3 Story Frame.

First Floor: The main level features two front entrances and a common staircase providing access to the second and third floors. The living room offers wide softwood floors, a wood pellet stove with brick chimney, wainscoting, exposed beamed ceiling, basement access, two windows and two hanging light fixtures. Adjacent to the living room is an office featuring softwood floors, wainscoting, exposed beams, one hanging light, two windows, a ceiling fan, and access to a mudroom with exterior entry, carpet, tongue-and-groove ceiling and overhead lighting. A three-quarter bathroom is located off the living room and includes a Frigidaire stack washer and dryer, heated lamp, lighted ceiling fan, wide softwood floors, oak vanity, shower stall, architectural Butler's dry sink, two windows and a mirror with light bar above.

The kitchen and dining area is highlighted by two stone fireplaces, one equipped with a Kodiak wood-burning insert. Additional features include maple cabinets and cupboards, Formica countertops, a Maytag stainless steel double-door refrigerator, GE Spectra electric range, single-bowl stainless steel sink with pot-scrubber faucet. A private front entrance provides exterior access. A screened porch is located off the rear of the home.

First Floor Apartment: The first-floor apartment features a living room with oak hardwood floors, two windows, closet and access to the bathroom and bedroom. The bedroom offers oak hardwood floors and two windows. The kitchen and dining area features yellow pine floors, four windows, two lighted ceiling fans, oak cabinets and cupboards, Formica countertops, a Maytag refrigerator, Premier propane stove and a single-bowl stainless steel sink with pot-scrubber faucet. A private front entrance provides exterior access. The full bathroom includes oak cabinetry, oak medicine cabinet with light bar, hanging light fixture, storage cabinet, towel bars and a window.

Second Floor Apartment: Accessed by a staircase from the apartment living room, the second-floor apartment offers yellow pine floors, overhead lighting, three windows, a lighted clothes closet, built-in bookshelves, under-eave storage and built-in drawers.

Second Floor: The main second floor is accessed via the common staircase and features oak hardwood floors throughout the hallway, a linen closet, and staircase access to the third floor. One bedroom offers oak hardwood floors, a brick-hearth fireplace with wood mantel, chair rail, three windows, lighted ceiling fan, and lighted clothes closet. A second bedroom includes oak hardwood floors, chair rail, ceramic tile hearth fireplace with wood mantel, two windows, lighted ceiling fan, and a lighted clothes closet with mirrored door. The bathroom features softwood floors, clawfoot tub, corner shower stall, cherry vanity, sconce lighting, towel bars, and a window. An additional bedroom includes oak hardwood floors, two windows, a lighted ceiling fan, and a lighted clothes closet. The primary bedroom offers oak hardwood floors, two windows, a lighted ceiling fan, a lighted clothes closet, and access to a sun porch with beautiful views of the property.

Third Floor: The third floor features a spacious living area with six windows, softwood floors, under-eave storage, and a lighted clothes closet. A half bath includes yellow pine floors, mirror, sconce lighting, linen closet, and two windows. The adjoining bedroom offers softwood floors, five windows, and additional under-eave storage.

Lowel Level: The basement is accessed from the living room and includes concrete floors, floor drain, five rooms, two exterior entrances, a summer kitchen, and a workbench area.

Systems:

Electric: 200 amp breakers.

Heat: Ultimate oil fire hot water boiler with 4 zones and 2 275 oil storage tanks in basement (full tanks).

Hot Water Source: A fired Ruud 50 gallon electric hot water heater and Bradford white 40 gallon propane fired hot water heater.

Water: Drilled well with pressure tank in barn and a submersible pump.

Sewer: Septic tank.

Exterior: metal roof, aluminum siding, storm windows and a wraparound gravel driveway.

Barn: Approximately 7,000-square-foot Pennsylvania bank barn featuring metal and asphalt shingle roofing, rooftop vents, lightning rods, two silos and an exterior water source.

Outbuildings:

Pole Barn- 26' x 84' gravel, metal roof and electric

Woodshed- 12' x 12'

Outhouse- 5' x 8'

Pumphouse- 8' x 16'

Springhouse- 12' x 22'

Playhouse- 8' x 10'

Corn Crib/Wagon shed- 20' x 35' with metal roof

Grounds:

Property is graced by Hard Maple, Black Walnut, Spruce, White Pine, Sassafras, Beech, Black Birch, White Oak, Black Cherry, Shagbark Hickory and Red Oak trees. English Ivy, Raspberry, Blackberry, Peonies, Tiger Lilies and Pussy Willow Trees.

Additional Information: Aerial map, photos, aerial and interior videos, survey map, brochure and disclosure can be viewed online at RoanRealEstate.com.

At settlement buyer assumes remaining contents.

Mature, marketable timber.

