

Real Estate Information:

Owner: David W. and Malcolm J. Garg

Address: 1934 Walters Road,
Montoursville, PA 17754

County: Lycoming

Municipality: Loyalsock Township

Zoning: R-U, Residential Urban

School District: Loyalsock

Approximate Age: 1958

Parcel #: 26-331-230B

Deed Book #: 9364 **Pages:** 2795-2801

Approximate Parcel Size: .9299 Acre

Approximate Square Feet: 2,219

Approximate 2026 taxes: \$2,758

Property Description:

Style: 2 story brick

First Floor: Front door with decorative fan-light window leads to living room with vertical knotty pine tongue and groove paneling, Oak hardwood floors, brick fireplace, built-in Oak shelves, 4 windows, ceiling fan and a closet. Kitchen with linoleum flooring, 4 lights, 2 picture windows and 2 other windows, 1 exterior access with windowed door, built-in Frigidaire electric cooktop with 4 burners, a built-in General Electric wall oven, Whirlpool upright refrigerator, wood kitchen cabinetry with laminate countertops, a double bowl sink, kitchen has access to upstairs, downstairs, bathroom and 3 bedrooms.

Master bedroom: 3-part window and another window, built-in wood bookcase, Oak hardwood floors, 2 closets and entry way to the bathroom.

Bedroom 2: Oak hardwood floors, built-in oak dresser and bookshelf and 2 picture windows.

Bedroom 3: Oak hardwood floors, 2 closets, one has sliding wood doors, 2 picture windows and built-in dressers and bookshelves.

Bathroom: Vinyl flooring, a window, walk-in shower stall with grab bar and wall mirror above sink with medicine cabinet and light above.

Second Floor: Access from kitchen, full bath, bedroom, large unfinished room and 2 windows.

Lowel Level: Enter from kitchen, concrete floor, sump pit in pump, work bench, shelves and an exterior access.

Systems:

Electric: 100 amp breakers.

Heat: Defunct oil fired hot water boiler with 2 underground storage tanks in front yard and radiators and baseboard.

Hot Water Source: Domestic coil on boiler and a defunct electric hot water heater.

Sewer: Public.

Water: Drilled well with submersible pump, pressure tank, filter and a water softening system.

Air conditioning: 2 air conditioners.

Exterior: Architectural asphalt shingle roof, brick exterior, concrete rear porch, aluminum siding and concrete front porch with a roof.

Outbuilding: 8x12 frame with vinyl siding, window, peg board and an architectural asphalt shingle roof.

Grounds: Walnut, Peach and Sugar Maple trees, Trumpet vines and shrubs.

Additional Information:

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

Oil, gas and mineral rights are reserved by the previous owner.

At settlement buyer assumes remaining contents.

