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Prepared by MCKE - McKeown Real Estate on Thursday, February 05, 2009 11:40 AM

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403 Black Bear Road, Canadensis, PA 18325
List #08-7998

Great Opportunity To Own Your Pocono Get-A-Way Home, Vacation Or Full Time Living! This Artist Retreat On 3+ Acres Of Pocono Woodlands Is Just What You Have Been Looking For! Chalet Style Home, Full Basement, Landscaped With Paved Driveway, And More! Attention: Sportspersons, Only Short Walk To State Forest! Don't Miss This One, Call Now!

Listing & Location Information

County	Monroe County	Municipality/ Twnshp	0113 - Price Township
List Price	175,000	Location/ Developmnt	Snow Hill Falls
Tax ID Number	14-7306-01-16-1514	Deed Book/Page	2038-7641
General Zoning	Resi	School District	101 - East Stroudsburg Area - Monroe

Property Information

Property Type	Residential	Type of Ownership	Fee Simple w/HOA
Book Section	Residential	Realtor.com Type	Residential - Single Family
Year Built	1971	Year Built Qualifier	Estimated
SqFt Above Grade Fin	1,125	SqFt Below Grade Fin	0
SqFt Below Grade Unf	900	SqFt Above Grade Unf	0
Total SqFt Finished	1,125	Total SqFt.	2,025
Lot/Land Dimensions	440.5x355.7x305.5x377	Road Frontage	440
Total Bed Rms	3	Total Full Baths	1
Total Half Baths	1	Total All Baths	2
Stories	1.50	Total Rms	5
Bsmt	Y	Frpl	Y
Fam Rm	N	Gar	N
Gar #Cars	0	Total Acres	3.04

Directions & Remarks

Lot/Blk/Sec	Lot 403	Fore	N
Directions	In Canadensis, Take Rt. 447 South To Left Onto Snow Hill Rd, Continue On Snow Hill Rd To Right Turn Into Snow Hill Falls, Follow Rd Bear Left At 2 Y's To Black Bear Rd. Home On Right #405		

Financial Information

County	16,710	Cnty&Muni	338.37
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Details

Lot	Other - See Remarks
Description :	
Outside	Deck; Utility Shed
Features :	
Road :	Paved; Private
Parking :	Off Street Parking; Paved Driveway
Exterior :	Vinyl
Inside	Laundry Lower Level;
Features :	Living Room Fireplac; Loft; M Bdrm w/Half Bath
Roof :	Asphalt/Fiberglas
Insulation :	Insulated Window(s)
Foundation	Full Basement
Type:	
Fndtn/Bsmt	Partially Finished;
Features:	Heated; Outside Entrance
Floors :	Hardwood; Tile
Fireplace	Living Room; Stone
Desc.:	Faced
Eating Area :	Living/Dining Combo; Modern Kitchen
Beds	2+Bed1st
Description :	
Baths :	1 Bath Lev 1; 1 Lav Lev 2
Water :	Well
Heating :	Baseboard; Electric; Other - See Remarks
HW Hot Water :	Electric
Cooling :	Ceiling Fan
Waste :	On-Site; Septic
Financing :	Cash; Conventional
Possession :	Settlement
Appliances :	Elec Oven/Range; Wash/Dry Hook Up
Miscellaneous :	Cert of Occ Req'd: No; HOA Fee: Y; HOA Fee/Year: 325; HOA Transfer Fee: N; HOA Transfer Fee Amt: N/A; 1st Right of Refusal: N; Zoning Code: Resi
Type :	Detached
Style :	Chalet
Community	Road Maintenance; Lake
Amenities :	(s)

Assessment
School Taxes 2,506.83

Taxes
Total Taxes 2,863.59

Office Information

Status Active

Room Name	Room Level	Dimensions	Room Remarks
Living Room	1	25 x 15	Fireplace/Wood Floors
Bedroom 2	1	11 x 11	
Bedroom 3	1	11 x 9.5	
Kitchen	1	10 x 9.5	
Master Bedroom	2	10 x 19	With Half Bath Loft Area
Main Bathroom	1	11 x 5	