

Client Detail Report

Listings as of 08/18/09 at 1:43pm

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Available 07/20/09	Listing # 340266	Forest Rd Upper Mt Bethel Twp, PA 18013	Listing Price: \$39,900
County: Northampton			



Prop Type Area	Residential Lot Upr Mt Bethel-67	Prop Subtype(s) Subdivision	Residential Lot Not in Development
Tax ID	C10SE2-1-1E-0131	Lot Sq Ft (approx)	11326 ((Tax Records))
DOM/CDOM	29/29	Lot Acres (approx)	0.260

School District Bangor

Directions From Route 512 take Johnsonville Road until it turns into Totts Gap Road. Go right onto 2nd Forest Road entrance to unmarked road(stone) on left. Lot is on the left hand side of the road across from newly constructed house.

Marketing Remarks Vacant, wooded lot suitable for small home in cozy, secluded private lake community. Close to NJ & NY via Routes 80 & 46 - making it commuter-friendly! Also close to scenic Delaware Water Gap area. Perc test approved and ready to build on!

Commissions

Lot Size	10, 001-20, 000 sq. ft	Location	Wood Border
Usage	Single Family	Topography	Wooded
Builder	Any Builder	Improvements	None
Lot Stat	Unknown	Number of Lots	1 Lot
Zoning Code	R1		

Additional Features

Access	Dedicated	Miscellaneous	Sign Property
Surface	Gravel		

Utility Information

Utilities	None	Perc Test	12 + Months (Approved)
Sewer	None	Water	Well (Buyer to Install)

Financial

County Assessment	\$14300.00	County Taxes	\$154.44
Municipal Taxes	\$60.78	School Taxes	\$683.11
Total Taxes	\$898.33		

Presented By: Tommy J Messinger

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