

# Tax Map



# 98 Upper Valley Road Christiana, PA 17509

*Well Built 1 Story Home with Attached 2  
Car Garage on a .61 Acre +/- Lot*



**\$194,900.00**



Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
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**ADDRESS:** 98 Upper Valley Road, Christiana, PA 17509

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**PRICE:** \$194,900.00

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**OWNER:** Larry A. Houck, Estate

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### ★FEATURES★

Well Built & Kept one Story Home with Attached 2 Car Garage on a .61 Acre +/- Lot with Panoramic Farmland Views.

### ★SPECIAL FEATURES★

Updated Laminate Flooring in Living, Dining, Kitchen & Bedroom  
Updated Kitchen & All Appliances Stay  
26'x28' Partial Finished Daylight Basement  
Family Recreation Room with Stone Hearth &  
Propane Unit Heat. Could be Woodstove  
10'x12' Trex Deck with Stairs  
Utility Shed

### ★PURCHASE PRICE INCLUDES★

Electric Oven/Range  
Refrigerator  
Washer/Dryer  
(4) Window A/C Units

Microwave Fan/Hood  
Portable Kitchen Cabinet  
Small Chest Freezer  
Basement Metal Shelving

### ★DIRECTIONS★

From Route 372 between Christiana and Atglen Take Noble Road South to Upper Valley Road (1<sup>st</sup> Right) turn Right to Property on Left

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** One Story  
**YEAR BUILT:** 1975  
**LOT DESCRIPTION:** .61 Acres +/- (Plot Plan on Back)  
**TAX PARCEL:** 550-04452-0-0000  
**DEED REFERENCE:** 3919699  
**ZONING:** Residential  
**LIVING AREA:** 1,260 Sq. Ft.

**TAXES:**           **YEAR: 2018**  
           \$4,086           **School:** Octorara Area  
           \$469           **County:** Lancaster  
           \$125          **Municipal:** Sadsbury Twp.  
           \$4,681       **TOTAL**

**3 Bedrooms                      1 1/2 Baths**

<b>ROOM</b>	<b>SIZE</b>	<b>LEVEL</b>	<b>COMMENTS</b>
<b>LIVING ROOM</b>	13'x17'	1 <sup>st</sup>	Wood Laminate
<b>DINING AREA</b>	11'x13'	1 <sup>st</sup>	Wood Laminate
<b>KITCHEN</b>	10'x13'	1st	Laminate
<b>BEDROOM</b>	13'x14'	1 <sup>st</sup>	Wood Laminate
<b>BEDROOM</b>	10'x11'	1 <sup>st</sup>	Wall to Wall Carpet
<b>BEDROOM</b>	10'x11'	1st	Wall to Wall Carpet

**BATHS:** 1 ½ Baths on the 1<sup>st</sup> Floor  
**LAUNDRY:** Room on Lower Level  
**HEAT/COOL:** Electric Baseboard  
**WATER HEATER :** Electric  
**WINDOWS/DOORS:** Insulated Replacement Windows  
**BASEMENT:** Full/Daylight/Concrete Floor  
**GARAGE:** 2 Car Attached w/ Electric Opener  
**WATER:** Well  
**SEWER:** On-Site Septic  
**ROOF:** Shingle

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