

PROPERTY DESCRIPTION SHEET**XLS-A**

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1 SELLER: Pamela Koch, DBA Starvin Marvin Tack Store

2 PROPERTY ADDRESS: 5828 S Rt 220 Hwy, Linden, PA 17744

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4 TYPE/STYLE/CONSTRUCTION/EXTERIOR SURFACES: House built 1948 Stone Ext. 2 story 2 BR APTS.

5 Address - 5818 A S Rt 220 Hwy and 5818 B S Rt 220 Hwy

6 LOT SIZE: 20 acre Warehouse Built 2005 YEAR BUILT: 1948 + 2005

FLOOR PLAN:

8 BASEMENT/GROUND LEVEL: LL Basement - cement floor - full basement, dry + overhead

9 door to outside stairs to level 1

10 FIRST LEVEL: Tack Store in House Bldg. Commercial type kitchen between

11 house + warehouse (all connected from inside/outside) and warehouse 40' x 80'

12 Apartment - 1 BR 1 BA 600 sq. ft. month to month lease (has tenancy)

13 SECOND LEVEL: Apartment - 1 BR 1 BA 675 sq. ft. month to month (has tenancy)

14 Amish built second floor in warehouse. Used as vendor spaces

15 and a library.

16 THIRD LEVEL: X

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FEATURES INCLUDED:**FLOORING**20 ☐ Hardwood ☐ Carpeting ☒ Other ceramic tile laminate**KITCHEN**21 ☒ Refrigerator ☒ Dishwasher ☒ Garbage Disposal ☒ Trash Compactor ☒ Other22 ☒ Range/Oven and Fuel ☒ Microwave ☒ Other Employee hand washing sink**LAUNDRY**24 ☐ Facilities Hook Up ☐ Clothes Washer ☐ Clothes Dryer ☐ Tub ☐ Other**OTHER FEATURES**26 ☐ Window Treatment and Hardware27 ☐ Chandeliers28 ☐ Storm Door(s) ☐ Storm Windows ☒ Smoke Detectors29 ☐ Insulation ☐ Screens ☐ Insulated Glass Windows**ADDITIONAL ITEMS INCLUDED**31 ☒ Commercial kitchen equipment - stove, fridge, freezer, small appliances**PLUMBING**34 ☐ Sump Pump35 ☐ Water Conditioner**HEATING AND COOLING**37 ☐ Heating System, Fuel and Consumption Propane stove in warehouse area 2 yrs. old38 ☐ Fireplace, Wood/Coal Stove Propane wall heater in kitchen area39 ☒ Central Air Conditioning Unit on roof - not in ☒ Air Conditioning Units 140 ☒ Domestic Water Heater Gal/Fuel electric working ☒ Other ceiling fans50 gallon order
(serves all areas)42 Seller Initials: 

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