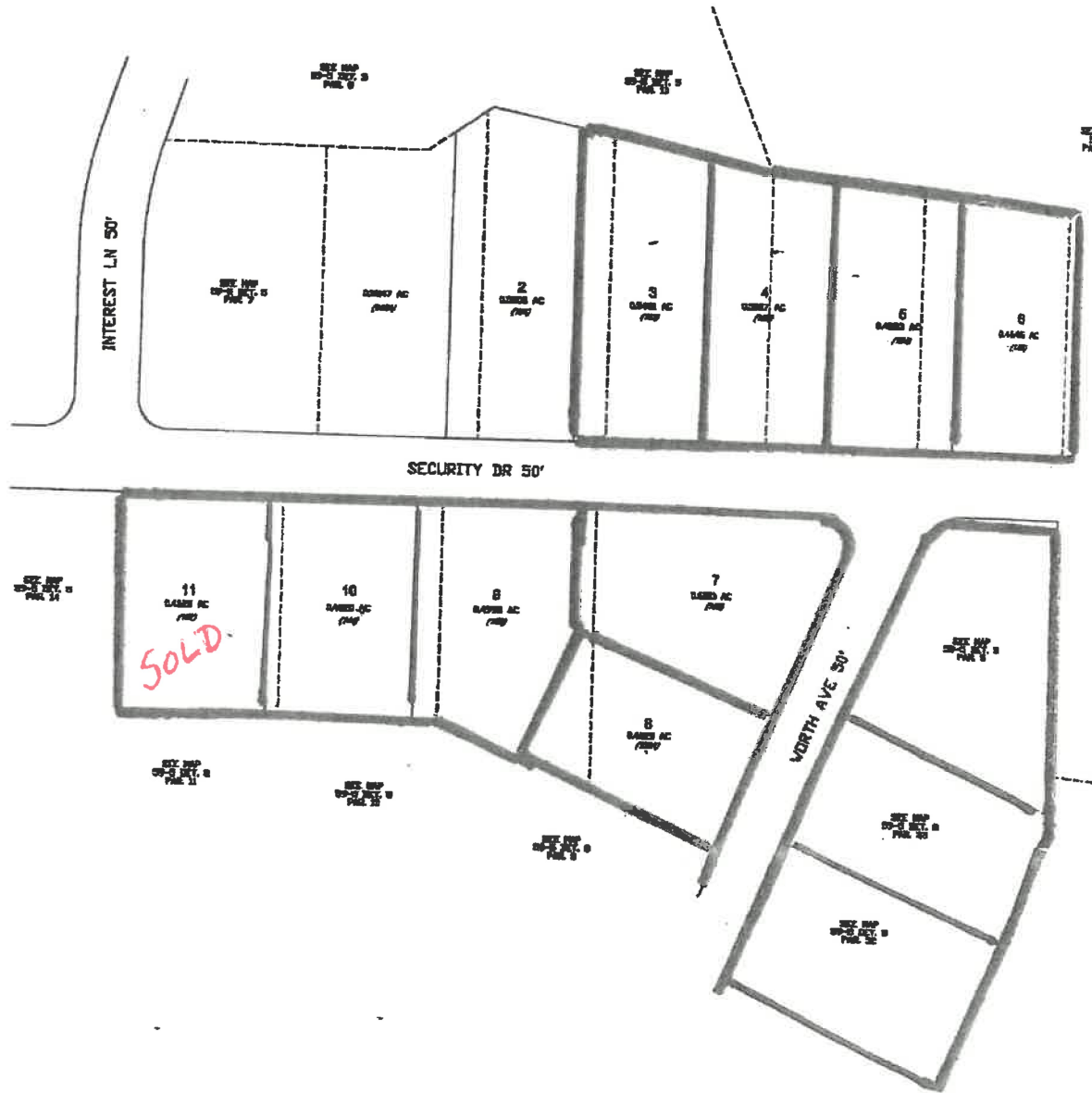

Sprucewood Acreage/Lots

August 2023

- **Total Acreage: 42.038 M/L**
 - **One – 36.4676 acres parcel**
 - **Accessible from two entry points on Bond St. and one from Security Drive**
 - **11 Residential Lots**
 - **Lots are located on Security and Worth. Infrastructure will need to be developed. Note: There is currently no marking for Worth Ave. on site.**
 - **The address for the last developed lot on Security is 163. For reference, the property at 163 Security Drive extends two lots to the right of the lot the house sits on.**
- **Public water, electric and gas are available.**
 - **Access is available from within Franklin Manor and from Deerfield Rd., via a right of way.**
- **Public Sewage – Sewage plant is owned and operated by S. Franklin Township.**
 - **Contact S. Franklin Township: 724-225-4828**
 - **Blueprints must be submitted and zoning application approved prior to tap-in being issued. Cost for tap-in is \$1500. The owner has paid, in advance, for one tap-in fee. Any additional tap-ins must be reviewed/approved by Township and DEP**
- **Sprucewood does NOT own the Oil and Gas rights. THEY DO NO CONVEY TO BUYER**

INFORMATION ABOVE DEEMED RELIABLE, BUT NOT GUARANTEED.



11 LOTS

36.6796 ACRE PARCEL

