

**MLS #: R152105A (Active) List Price: \$699,000****3748 Lambertson Road Franklin, PA 16323**

**Type:** Residential  
**Style:** 1.5 Story  
**Rooms:** 8  
**Bedrooms:** 3  
**Total Baths:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 1  
**# Levels:** 3.0  
**Year Built:** 1996  
**SqFt-Total:** 2010

**County:** Venango  
**School:** Valley Grove  
**Apx Lot Size:**  
**Lot SqFt:**  
**Apx Acres:** 121.6400  
**Zoning:** None  
**Tax Location:** Jackson Twp-V  
**Tax Map #:** 13,006-.010 & 010A & 010B & 008 & 011  
**Taxes:** 6155.00  
**Tax Year:** 2018  
**Assessment:** 338160

**Legal:** Regular assessment is \$416,260 with taxes of \$7577.**Deed/ Inst:** 590/729**Restrictive Covenants:** Unknown**Clean and Green:** Yes**OGMT:** Other**Water Softener:** No**Water Softener Owned:****Roof Age:** 1 year**Heat \$:** Unknown**Electric \$:** 0.00**Other Buildings:** 60' x 64' garage**SqFt-L:** 1500**SqFt-M:** 1500**SqFt-U:** 510**Fin Bsmt SqFt:**

	Level	Dimensions		Level	Dimensions
Family Room	L	28' x 28'	Laundry Room	M	6' x 7'
Bedroom	L	12' x 15'	Master Bedroom	U	18.5' x 20'
3/4 Bath	L	6' x 10'	Master Bath	U	10' x 11'
Great Room	M	14' x 21'			
Dining Area	M	13' x 15'			
Kitchen	M	13' x 14'			
Bedroom	M	12' x 13'			
Full Bath	M	6' x 10'			

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer**Features:** Deck, Electric-Circuit Break-200 Amp, Hardwood Floors, Porch, Security System, Wood Burn Fireplace**Construction:** Log Home**Heat:** Forced Air**Exterior:** Wood**Fuel:** Propane**Roof:** Composition**Cooling:** Central**Basement/Foundation:** Finished, Full**Water Heater:** Electric**Garage:** 2 1/2 Car, Detached**Sewer:** Septic**Water:** Well

**Public Remarks:** Want a hideaway? Montana Log Home in excellent condition. Large great room with view of the nice pond, two massive fireplaces, three levels of living area with a bedroom and bath on each level. Log garage with second floor guest suite. 60' x 64' building with interior finished for events, collections or storage. This building has 12' x 64' carports on each side. Small hunting cabin, beautiful pond all on 121 acres with road frontage on both Lambertson Road and Patchel Run Road near Cooperstown. 64 acres has OGM's to be transferred (3 gas wells with small royalties). Fantastic "ONE OF A KIND" property

**Directions:** From VCCH follow Route 322 West to Wyattville, turn right on Route 427, turn right on Lambertson Road just prior to Dollar General store, property on left.

Information Herein Deemed Reliable but Not Guaranteed

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