

DUE DILIGENCE CHART

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	43493
Lot Count:	1
Account # or GEO #:	199.02-02-52 -
Property Address:	Stony Hollow Cir, East Stroudsburg, PA, 18302
County:	Pike
State:	PA
Lot Number:	Lot 59
Legal Description:	Lot 59 Sec 16
Parcel Size:	2.02
Subdivision:	Winona Lakes
GPS Center Coordinates (Approximate):	41.09633
GPS Corner Coordinates (Approximate):	-75.03818
Google map link:	https://maps.app.goo.gl/6ZExC7GbkJKo9fnz7
Elevation:	
Assessed Value:	60 ft at the back
Market Value:	\$68,493
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
Is there a Structure (Yes or No (If Yes: Explain)	None

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Allentown, PA - 1 hr
If No Address or 0 address: Closest Property with Numbered Address	Near 3111 Saw Ct S, East Stroudsburg, PA, 18302
Closest small town:	Stroudsburg, PA - 23 min
Nearby attractions:	Bushkill Falls, Delaware Water Gap National Recreation Area, Pocono Raceway, Shawnee Mountain Ski Area, Camelback Mountain Resort, Promised Land State Park, Mount Airy Casino Resort, and Pocono Environmental Education Center in the Pocono Ranchlands.

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://www.pikepa.org/government/assessment/index.php
Assessor Contact	570-296-5936
Treasurer Website	https://www.pikepa.org/government/treasurer/index.php
Treasurer Contact	570-296-3441
Recorder/Clerk Website	https://www.pikepa.org/government/recorder_of_deeds/index.php
Recorder/Clerk Contact	570-296-3508
Zoning or Planning Department Website	https://www.pikepa.org/living_working/community_planning/index.php
Zoning or Planning Department Contact	570-296-3500
County Environmental Health Department Website	https://www.pikepa.org/health_safety/index.php
County Environmental Health Department Contact	570-296-7613
GIS Website	https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer
CAD Website	https://pa.uslandrecords.com/pair2/controller?

TAX DATA

QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$477.21
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Winona Lakes POA
HOA Name?	Yes
Gated HOA?	\$995
How much is the annual HOA due?	None

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Sloping
Property use code?	R51
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Variance Needed
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family Residential
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	Minimum 1600 sqft
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	30 ft
Is there any time limit to build?	12 months
Is there a County or City Impact fee required to build and if so how much does this cost?	The fee will be determined by Building Inspection Underwriters (BIU) after review of your plans.
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Is property in a Floodzone? (if yes add link to FEMA Website)	No

UTILITIES DATA

QUESTION/S	DATA
Is the property located inside or outside city limit?	ETJ
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Public Water
How much will it cost (setup cost) to have water connection?	\$150
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	None
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Township Sewer
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricty connected? (Yes, No or Do Not Know)	On the street
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	800-545-7741 Penelec
How much will it cost (setup cost) to have power connection?	Variance Needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Tank gas
For waste....	The POA handles the trash/waste

DISCLAIMER

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