



Hoot 'N Holler Auctions llc.

will hold an **ONLINE AUCTION**

Of the home & property at

103 GABRIELLE LANE

DINGMANS FERRY, PA 18328

(Marcel Lake Estates ~ Pocono Mountains)

ONLINE BIDDING and **ABSENTEE BIDS** are now being accepted

CLOSE OF AUCTION: Saturday, June 13th at 1:00pm EST

TO BID ONLINE, Preview or Information – Please contact us

717-893-7766 ~ www.hootnhollerauctions.com

In the picturesque Pocono Mountain town of Dingman's Ferry you will find this amazing single-family, 3 BR Chalet located within the private, gated community of Marcel Lake Estates.

The 2-Story 816sq ft Chalet is nestled toward the back of its .32acre property. With an enclosed chain-link fenced yard between the house, garage and shed, there is lots of privacy. The front landscape offers a variety of flora and fauna indigenous to the area. The paved driveway is lined with cobblestones, walkway, and outdoor lighting.

- Home Features: Full Front Composite Deck with Accent Lights, New Metal Roof, 3BR (2-1st fl, Loft), 1 Bath, Vaulted LR w/ exposed beams, Floor to Ceiling Glass Windows, Ceiling Fans, Kitchen w/ SS Frigidaire Stove, Dishwasher, Refrigerator, Fixtures, Formica Countertop, Pressed Metal Backsplash, Baseboard/Forced Air Electric Heat, Public Water/Sewer, Gas Fireplace, New In-Wall A/C Unit, Full-home Kohler gas powered Generator, Frame construction on a concrete slab with crawl space, Upgraded electric, separate thermostats in every room, Electronic Chairlift to loft (installed 2.5 years ago), New modern bathroom with state-of-the-art fixtures, exhaust fan, W/D, Carpeting (w2w) and laminate (kit, bath), Covered entry ways, Multiple exterior electric outlets, 6+ parking spaces

- Two-story Garage is hidden from street view by the house and shed/cottage. This oversized detached garage boasts 2 extended full bays with 2 exterior doorways, extra high garage doors, rear workshop, loft with plywood storage areas and bedroom/office area.

Garage portion 28ft wide x 24ft deep, Workshop 28ft wide x 13ft deep, New metal roof, Concrete floor, Remote controlled garage doors, inside garage door openers, Full wooden staircase leads to loft and BR area, work bench under staircase, Electric powered winch that controls insulated trap door to loft above stairway allowing heat to flow upstairs, Plywood loft with recessed storage areas and separate BR/Office – perfect for out of town guests, Suspended Brasch heating system for full area flow, Fully insulated, Multiple windows, Work benches, cabinets and shelves throughout, Interior double door access to Workshop and separate single door access

- Shed/Cottage is self-sustaining: electric supplied by a solar powered green-energy system, Electric (green) heat, Double door entrance (front), Side entrance to fenced yard, Drop Ceiling with Attic-like Storage area, Built-in Work Benches, Shelving

Marcel Lake Estates is a private, gated community boasting two fully stocked lakes for fishing and boating, with beach and picnic areas throughout. There is a club house, pool, tennis courts and walking trails. Central sewer, water, garbage disposal and security patrol are among the many amenities afforded to its residents. There is a total of 700 lots with 373 homes; **Marcel Lake is 27acres**. There are state park entrances, lakes, country clubs, private clubs, and golf courses minutes away. **Ski resorts like Shawnee and Camelback are within 30 miles** with others less than an hour away. **Major Cities: 49 miles to Newark NJ. 57 miles to NYC, 89 miles to Philadelphia, 100 miles to Greenwich, CT.**

Parcel ID: 148040618 Delaware Township, Pike County, PA House built: 1984. 2019 taxes: \$2300. HOA fees: approx. \$1000/yr.
Schools: Dingman-Delaware Primary & Middle School 2.2mi, Delaware Valley High School – 14.9mi