

# Cottage on 5 Acres

## Public AUCTION

Close to Tioga State Forest & State Game Land

Tioga County



**1166 Lower Mountain Road | Canton, PA 17724**

Directions: From Canton, take Troy Street to Lower Mountain Road, turn left, go to property on the left.

### Property Features:

- 2 Story Cape Cod Style Cabin/ Home
- 2 beds, 1.5 bath
- Fully Functional & Stocked Kitchen
- Living Room with a mountain stone wood-burning fireplace.
- Master Suite with private balcony overlooking the yard and pergola.
- Bedroom #2 offers a queen bed, dresser, and a workspace w/chair by the window.
- Covered Front Porch
- Camp Fire Ring with Pergola
- 2 small sheds for additional storage.
- Established short-term Rental /Airbnb
- Turn-Key Opportunity

### OPEN HOUSE

Sat. March 29, 12-3 PM

Sat. April 5, 12-3 PM



## AUCTION DATE

Saturday,  
May 10, 2025

Real Estate  
@ 1:00 PM

### TERMS

- \$15,000.00 Down Payment- day auction.
- Settlement on or before June 25, 2025.
- 2% transfer tax to be paid by the buyer.
- Annual Taxes \$2,095
- Real estate taxes prorated from settlement day.
- Down payment and bridge loan options available
  - *All information is deemed accurate but not guaranteed.*

**AUCTIONEER REMARKS:** Canton Cottage is a cozy Vacation Rental Property. This property is being sold furnished and ready to go. In a prime location near nature and small-town conveniences. Close to 164,000 acres of Tioga State Forest & PA State Game lands, Miles of dirt roads & ATV Trails, Canton War Memorial Pool & Recreation Park, Mt. Pisgah State Park, Ski Sawmill Family Resort -skiing and snowboarding-, Pine Creek Rail Trail & Pennsylvania Grand Canyon & Crystal Lake Ski Center.



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AUCTION SERVICES

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### AUCTIONEERS

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### SELLER

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