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HOMES

Covering Lackawanna County
and parts of Wyoming, Wayne,
Pike & Susquehanna Counties

Jan. 24 - Feb. 6, 2016



You'll be hard pressed to find a home on the market today with all that this stunning Lake Winola beauty has to offer.

And why should you when ERA One Source Realty and Agent George Semian have this one waiting for you right now.

Located on 23.00 acres and offering unprecedented views of the mountains and lake, this 5,350 square foot home is an experience you won't soon forget.

Featuring five bedrooms along with five baths, you'll find the home highlighting loads of living space that's accented wonderfully by plenty of comfortable amenities, natural light, storage space and there's even an elevator!

Inside, you'll find a stunning formal living room that features hardwood flooring and a large Palladian window offering a nice front yard view. It then opens to the dining room just off where your dinner guests will be wowed by the room's understated elegance before arriving in the custom kitchen.

Here you'll have an enormous amount of hardwood cabinetry that's accented by granite countertops and stainless steel appliances. The cabinets feature many pullouts and recessed lighting along with a Palladian window to the back yard brightens the room. An eat-in area just off is great for a quick dinner and a large center island allows for more working space while a ceramic tiled floor finishes the room nicely.

Continued on Page 2



A few steps away, a two story great room with a hardwood mantled fireplace is perfect for comfort and relaxing while you enjoy beautiful views through large windows overlooking the back yard. You can then step out onto a large back yard deck where you can continue to enjoy the splendid views.



The master bedroom and bath are located on the home's main level and features plenty of space, a polished hardwood floor and double walk-in closets. The luxurious bath highlights a soaking tub along with a custom glass wall walk-in rain shower and a Palladian window.



There's also a charming sunroom on this level where you can enjoy the beautiful scenic views as well as a half bath and a large laundry room with a storage area.

On the second level of the home you'll find bedrooms two, three and four and a nice-sized loft. All of the bedrooms have large closets, plenty of natural light and are served by a full ceramic tiled bath.

The home's lower level features a large family room with French doors that open to the back yard, the fifth bedroom and a full and half bath.

This incredible Lake Winola home also includes, central vac., a security system, a private well and private sewer. There is forced air liquid propane radiant heat, central air conditioning and an attic. There is a large storage building and a four car garage.

Agent George Semian along with ERA One Source Realty are offering this once-in-a-lifetime property that's set on 23 scenic acres at \$1,700,000. You can find out more by contacting George at (570) 587-9999.

SPECIFICATIONS:

Type---Two Story
 Bedrooms---5
 Baths---5
 Square Feet---5,350
 Acres---23.00
 Price---\$1,700,000
 NEPA MLS # 15-6188
 Agent---George Semian (570) 587-9999
 Realtor---ERA One Source Realty



COMMERCIAL PROPERTIES, REAL ESTATE SERVICES, VACATION PROPERTIES AND MORE

NORTHEAST PA HOMES INDEX

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**CHECK OUT THE
OPEN HOUSE DIRECTORY
ON PAGE 4!**

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<p style="background-color: #f08000; color: white; padding: 2px;">\$214,900</p> <p style="text-align: center; background-color: #f08000; color: white; padding: 2px;">Lake Winola</p> <p style="text-align: center;">DIANNE ROSENGRANT MLS# 15-4667 Text XP2215-4667 to 31279 For More Info</p> <p>Well maintained and updated L shaped ranch featuring Family room in LL with Great Room on 1st fl. open to kitchen, 3 br's/1.5 baths, hardwood fls, 2 car garage .7 acres.</p>	<p style="background-color: #f08000; color: white; padding: 2px;">\$119,900</p> <p style="text-align: center; background-color: #f08000; color: white; padding: 2px;">Dalton</p> <p style="text-align: center;">PATRICIA FURNEAUX MLS# 16-7 Text XP2216-7 to 31279 For More Info</p> <p>Lake Winola area-3 BR ranch on slab. 2nd fl. master bedroom with balcony, Large family room with gas stove, large bath with double sinks, 1 acre.</p>
<p style="background-color: #f08000; color: white; padding: 2px;">\$139,900</p> <p style="text-align: center; background-color: #f08000; color: white; padding: 2px;">Tunkhannock</p> <p style="text-align: center;">PATRICIA FURNEAUX MLS# 15-3002 Text XP2215-3002 to 31279 For More Info</p> <p>Lovely two story home in the heart of Tunkhannock, kitchen with newer appliances and wood cabinets. Formal dining room, family room, corner lot.</p>	<p style="background-color: #f08000; color: white; padding: 2px;">\$269,900</p> <p style="text-align: center; background-color: #f08000; color: white; padding: 2px;">Tunkhannock</p> <p style="text-align: center;">PATRICIA FURNEAUX MLS# 16-216 Text XP2216-216 to 31279 For More Info</p> <p>Quality built colonial featuring 4 bed, 3 bath, 1st fl. family room with fireplace (gas), lower level bonus room, formal DR, above ground pool & 3 car garage.</p>

VISIT OUR OPEN HOUSE

SUNDAY, FEBRUARY 21, 2016

Town	Street Address	Time	Realtor	Price
Scranton	410 S Irving Ave	1-3 pm	Liberty Realty & Appraisal Services	\$107,500

80712152





REALTY & APPRAISAL SERVICES, LLC

(570) 291-0070

www.libertysold.com

OPEN HOUSE • 02/21 • 1-3 PM



Scranton
\$107,500
MLS# 15-4538

From 81 South, Moosic Street. exit. Go downhill and make a left onto South Irving. The house is on the right.
Call Johnna 570-906-9352 OR Rosemary (570)466-9258
Text XP2215-4538 to 31279 For More Info



Tunkhannock
\$299,000
MLS# 15-4082

Lakefront ranch! New kitchen, granite counters, SS apps, bath w/ tile floor & walls. Must see million dollar view!
Marina Sewall (570)499-8948
Text XP2215-4082 to 31279 For More Info



Scranton
\$99,995
MLS# 15-4392

Great investment property: Double up and down, each with 2 bed, 1 bath and separate utilities.
Heather A. Luklanchuk (570)840-2812
Text XP2215-4392 to 31279 For More Info

COMMERCIAL - RESTAURANT & BAR



Olyphant
\$345,000
MLS# 15-5125

Turnkey restaurant w/ liquor license. Full service restaurant equipped for: dining in, take out, or catering. 1000sqft fully equipped kitchen & all amenities. 2000sqft dining room, seats 95+ w/ 22' cathedral ceilings in the DR & 8' tin ceilings at bar.
Text XP2215-5125 to 31279 For More Info



Duryea
\$49,500
MLS# 15-4109

3 Bedroom with newer kitchen and low maintenance lot.
Call Johnna 570-906-9352 or Rosemary Ofcharsky (570)280-2056
Text XP2215-4109 to 31279 For More Info



Carbondale
\$19,900
MLS# 15-1930

A Residential Building lot on the West side of Carbondale. Not many have one available!
Rosemary Ofcharsky (570)280-2056
Text XP2215-1930 to 31279 For More Info

VACANT LAND - MAYFIELD HEIGHTS



Mayfield
\$50,000
MLS# 15-5532

Great corner lot in Mayfield Heights Development. Close to kids park and little league field.

Text XP2215-5532 to 31279 For More Info



Ransom
\$26,900
MLS# 14-1332

2 parcels, one deed, 1.91 acres of buildable land. Great piece of land and priced to sell.
Johnna Ofcharsky (570)906-9352
Text XP2214-1332 to 31279 For More Info



Scott Twp
\$35,000
MLS# 16-64

Listed by Liberty Realty and Appraisal Services (570) 291-0070, Marina Sewall (570) 499-8948;
Marina Sewall (570)499-8948
Text XP2216-64 to 31279 For More Info





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Opulence, Elegance, Priceless.
White Haven - \$999,000



16-127

Introducing our latest Distinctive Property®

A signature designation reserved for the finest homes offered for sale in our region, state and across the world!

This extravagant 11 room French Chateau rests on an irreproachable 6 acre estate and offers an inconceivable array of features and fixtures that have been combined to create a property that is the definition of luxury.

A formal entry foyer introduces a grand staircase which wraps to an ornate great room with a classic period fireplace and heirloom mantel, hand-casted moldings and a towering wall of windows that lead to an outdoor entertaining venue.

A grand center island kitchen measuring 20' x 13' with upmarket appliances, handcrafted walnut cabinetry and beamed ceiling is designed with an open concept that walks to a den with floor to ceiling fireplace,

towered - beamed ceiling and breakfast room; all washed in natural sunlight.

An opulent master suite complete with sitting room and 5 star bath will sooth the mind and relax the soul. The guest wing with eat in kitchen offer convenience and privacy for visitors and the guest rooms are spacious and comfortable.

Several rooms with French doors open to an expansive outdoor entertainer's paradise with a gracious, raised patio which walks to a monumental pool and meandering cobblestone walkways.

Other features such as a formal dining room, library with antique oak paneling and built in bookcases, solarium, radiant heat, modern baths and ornate architectural detailing create the ingredients of a priceless property.



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GEORGE SEMIAN
Associate Broker
Certified Residential Specialist
Direct: 570.313.9299
Office: 570.587.9999
george.semian@era.com



EXCEPTIONAL REAL ESTATE

One Source Realty

Well, Sophie and I were ready to give all of you a million dollars each but that dream ended when we didn't win the powerball last week. I guess that there is still a chance I can become President of the US because the odds are the same. What do you think of that Mr. Trump?

If we won the big stake, Sophie and Lillian would be treated like queens. Oh I forgot, they already are!

One of the people that won in CA was a hedge fund dealer. How about him buying 30K worth of tickets and winning? His response to the win was "I don't need the money". GIVE IT TO CHARITY MISTER!

I was looking at what one billion buckaroos can buy. How about owning the LA Lakers? Would you like to own the SOLO Cup Company? Or how about owning the Hannah Montana Franchise?

I would rather buy the Solomon Islands next to New Guinea to build my castle or just buy everything on Montage Mountain including the airport. The best thing that I would really do with the money is to have a surplus in the government of Scranton and Wilkes Barre.

Oh well, enough dreaming. I love our cities but something has got to give. One more week until February.. Over the hump..

NEW LISTING AT LAKE WINOLA ON 23+ ACRES!



Virtual
TV

15-6118

Lake Winola - \$1,700,000

The stage is set on this storybook property of a lifetime at Lake Winola. 23 scenic, subdivided acres of views that you only see in your dreams is what you first see as you approach this magnificent all stone 5,300 square foot custom home. The amenities are endless with 5 bedrooms, an open floor plan full of details and amenities in every corner.

Luxury, charm and comfort whether it is in the sun room, first floor master suite, front porch or winding deck has your every emotion which has been thought out for every season.

Also, think about being able to store 15 cars within the enclosed garages. Up and down, inside and out, there has never been a total package like this incredible home.

NEW PRICE!



Virtual
TV

15-4576

Experience the luxury of this grand home in Sterling Estates. This impressive brick 2-story w/ majestic living room w/ built-ins, pass thru fireplace, custom granite chefs kitchen.

Waverly Twp.
\$699,000

GREAT DETAILS!



Virtual
TV

15-4411

Beautiful neutral decor with open foyer, stunning hardwood floors, huge family room, kitchen w/ new black granite counters, open master suite w/ walk in closet, huge bath, tons of closet space, finishable lower level

Glen Meadows
\$389,900

DOUBLE LOT!



Virtual
TV

15-5573

Sprawling ranch in Schoolside Estates on 3/4 acre lot with charm and so much potential. Open floor plan with cathedral ceilings, stunning details, huge garage, basement is ready to finish. Endless possibilities

Throop
\$289,000

NEW LISTING!



15-6185

Outstanding custom log home with tons of charm and appeal. Unique open concept interior w/ top notch amenities such as loft, open concept, large yard with covered patio, outdoor wood burning oven.

Covington Twp
\$239,900

TOO LATE



15-5617

Completely renovated with original woodwork, stunning hardwood floors, huge 3rd floor master bedroom. Everything is done, new windows, furnace, roof, paint...and much more..

Taylor
\$159,900

NEW PRICE!



Virtual
TV

15-1162

Royal Oaks home w/ 3 floors of amenities including open concept, wood/tile flooring. Chefs kitchen w/ granite tops & island, 2-story family room w/ fireplace, 1st floor bedroom, finished lower level suite.

Clarks Summit
\$599,000

NEW PRICE!



Virtual
TV

15-5162

Majestic home boasts stately living room w/ 2-story family room w/ a wall of windows & unique glass faced fireplace, granite / island kitchen features custom cabinets plus a master suite w/ nursery/sitting room

Glenmaura
\$499,900

NEW PRICE!



15-5080

Loaded with charm and care. This 3 story has many updates and improvement, remodeled kitchen and bath, replacement windows, brand new gas furnace.. Great size corner lot. Finished 3rd floor with great storage.

Clarks Summit
\$119,900

2-UNIT!



15-5274

Wonderful rent income. All separate utilities. You are looking at a Large Double side by side with 3 bedrooms each unit, front and rear porches, nice yard and a 4 car detached garage.

Scranton
\$88,000

LOCATION!



15-4470

Spotless and ready for your furniture. Corner lot, private back yard, beautiful deck, brick and vinyl siding, open floor plan w/ breakfast area, LL family room

Throop
\$184,900

NEW LISTING!



Totally Renovated
Downtown Living
2 Bedroom
And 2 Bath..
Price To Sell Fast

**Forum Towers
Condo**
\$109,900

NEW PRICE!



15-5956

Large single family home with plaster walls, new roof, new gas furnace, huge living room and kitchen, large bedrooms, basement ready to finish with wood burning stove

Scranton
\$69,900



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Multiple Interest Rate Hikes on the Horizon?

On December 16, the Federal Reserve decided to raise interest rates for the first time since the financial crisis of 2006. According to a Reuters article and CNBC interview, Fed president John Williams thinks three to five rate hikes this year is reasonable.

He is also not particularly concerned with the effects of the Chinese economy on that of the United States, even after the stock market dip at the start of 2016, saying "The Chinese stock market affects a relatively small share of Chinese citizens. It doesn't affect the U.S. financial system that much directly so to me those are not major concerns in terms of systemic risk right now."

Read more about his opinions on Business Insider at owningthefence.com
What effects could another rate hike have on your community? Share your thoughts with us on [#facebook](#) [#era1realestate](#).



A few words from Ruger

Do you have room in your home for me? I promise I won't be a bother. I don't know why my last family left me outside. What did I do wrong? Why didn't they help me when I had a wound on my leg and I was in pain? Was I a bad boy? I always wagged my tail when they came out to put some food by me, but I guess they didn't notice. Didn't I show them enough that I loved them? I was always happy to see their other dogs. How come they got to sleep in the house, but I had to stay outside?

I guess I will just go to sleep now and dream of a second chance...

Ruger is an adult male Bloodhound with a great disposition and has an excellent temperament. He loves to be loved.

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REDUCED

MESHOPPEN

Very nicely updated 3 bedroom 2 bath home with living room, dining room, family room and many extras including a 10x22 rear deck, 26x10 enclosed side porch Beautiful flower garden in back with a garden shed w/ electric.

\$105,000



SEE FOR YOURSELF

Beautifully maintained 4 bedroom home w/ open and inviting floor plan. Brazilian and Cherry wood floors, antique white modern kitchen, living room, dining room, family room & sunroom. Fully landscaped w/ patio featuring weeping cherry tree.

\$219,900



SO MUCH TO OFFER

Beautiful country setting for this 4 BR 2 BA home w/ 2 fireplaces, woodstove in basement & screened in porch on almost 5 acres of meticulously maintained property. Inground pool heated by propane & pre-wired for a generator all on 4.9 acres.

\$329,900



TRULY DELIGHTFUL

Features 2 bedrooms on the main level, huge living room, modern bath, large kitchen with granite counters and a lower level with a family room and additional bedroom that could be used as an in law apartment or extra living space for your family.

\$138,000



REDUCED

PRICED TO SELL!!!

Like new 4 bedroom 2.5 bath Colonial with LR, DR, family room, full basement, lots of closets, 2x6 construction, large 2 car garage, new roof, 4.5 cleared acres with mountain views situated just outside of Nicholson.

\$236,500



MANY POSSIBILITIES

2 BR 1 BA, open floor plan. LR/DR has cathedral ceiling. Modern kitchen, bath and bedroom. one bedroom in loft area. Walk out basement could be finished for additional living space. Situated on approx. 1 cleared acre.

\$79,900



DONT' MISS THIS ONE

1st flr master suite, appliances kitchen w/ breakfast nook, large LR/DR w/ gas fireplace, sunroom, BR suite w/ sitting room on 2nd floor, family room w/ fireplace on landscaped lot with a beautiful view in Eaton Hills.

\$199,900



LOTS TO OFFER

This remodeled home has it all. 3-4 BR, Large FR, Den, 2 gas fireplaces, pellet stove, sun room, finished lower level, 3 zoned gas furnace & more. The beautifully landscaped, fenced yard provides lots of private outdoor living space.

\$299,900



DESIRABLE LOCATION

Ditch the snow shovel. Move in to Beautiful Eaton Hills and let someone else do the outside maintenance. 2 BR 2 BA like new townhouse. Gorgeous throughout. Full appliance. Basement for storage or ready for expansion.

\$228,900



CUSTOM BUILT

This Eaton Hills colonial features 4 bedrooms, 3 baths, large living room, sunken family room w/ stone fireplace, modern kitchen w/ nook, 1st floor laundry, full basement, deck and 3 car garage situated on 2.02 wooded acres.

\$329,000



MINUTES TO TOWN

Well maintained, 3 bedrooms, 1.5 bath, LR, eat in kitchen, DR, xig family room w/ fireplace, walk out to patio & inground pool, and so much more on 1.45 acre manicured lot just outside of Tunkhannock.

\$224,000



CALL FOR DETAILS

Well maintained 3 bedroom, 2 bath double-wide with living room, den, eat in kitchen, 2 decks and storage shed. Master bedroom has walk-in closet. May remain in park or be relocated.

\$29,900



EATON HILLS

1803 sq ft one story Eaton Hills townhouse offers master suite, modern kitchen with newer appliances and eating area, spacious living/dining room with gas fireplace and central air, den/sunroom, full walk out basement.

\$199,000



HISTORIC VICTORIAN

This Tunkhannock Victorian offers 4 bedroom 1.5 bath, 2 living rooms, double stairway, pocket doors, several walk-in closets, crystal chandeliers, modern kitchen w/ granite counters and family room w/ vaulted beamed ceiling and more.

\$212,000



WASHINGTON PARK

Immaculate well maintained totally remodeled 3 BR 2 BA home close to P and G. This home boasts central air, new carpets, newer furnace and roof, beautiful hardwood floors, established landscaping and new windows.

\$170,500



THINKING OF INVESTING?

Very well maintained 3 unit Apartment complex in rural area. All units are currently rented. Very Good condition, Cathedral ceiling, wood stairs, washer and dryer in bathroom/utility. Sliding doors to rear patio and yard.

\$185,000



EXETER TWP.

Great neighborhood for this 3 bedroom home with living room, dining room, fireplace, partial basement and 1st floor laundry. Also includes a heated workshop that is 220 wired, all on 0.24 acres in Exeter Twp. with river access.

\$78,000



SERENE SETTING

Gorgeous contemporary 3 bedroom 2 bath chalet on 20 acres. Large, modern kitchen w/ island, fireplace in living room, cathedral ceiling and loft master suite, detached 2 car garage.

\$272,000



LAKE VIEWS

Gorgeous, completely remodeled 4 BR w/ views of Lake Winola. Lg modern open kitchen, LR w/ stone FP, DR, huge patio, built-in benches for outdoor entertaining. Whirlpool tub & shower. Multiple heat sources for efficiency, radiant heat in kitchen & bath.

\$218,500



GREAT VALUE FOR THE PRICE

Remodeled 3 bedroom ranch with modern kitchen with granite countertops and stainless appliances. Hardwood floors, 3 season room, and finished basement with family room on a corner lot. Great value for the price.

\$118,500

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The Agency
REAL ESTATE GROUP

Featured Agent

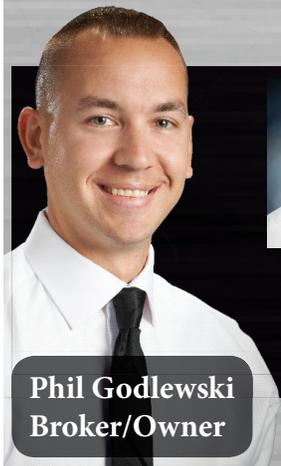
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Pete Graziano
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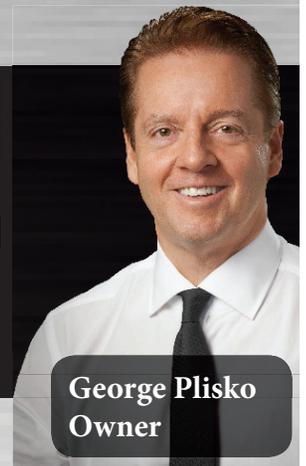
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Mike Osterstrom
570-881-4548

Cat Ozovek
570-540-6844

Dawn Yates
570-241-1551

Brittany Young
570-862-1114



George Plisko
Owner



4 Bedroom

\$149,900

657 Jefferson Ave, Jermyn
15-6053
Tom 570-862-3158



Brand New!

\$134,900

113 S. Ridge Street, Taylor
15-3302
Phil 570-780-4567



Lake Front

\$299,900

230 Aleeda Blvd. Bear Creek
15-5101
Phil 570-780-4567



Brand New!

\$179,900

128 Harrison Street, Taylor
15-5979
Phil 570-780-4567



New Listing!

\$159,900

848 Quincy Ave., Scranton
16-79
Dawn 570-241-1551



New Listing!

\$145,000

2110 Myrtle Street, Scranton
16-63
Phil 570-780-4567



New Listing!

\$109,900

3713 Laurel Ave, Moosic
16-84
Phil 570-780-4567



New Listing!

\$67,000

1401 Cedar Ave., Scranton
16-122
Dawn 570-241-1551



Price Reduced!

\$209,900

1058 N. Sekol Ave., Ransom
15-5718
Phil 570-780-4567



1 Story

\$179,900

315 N. Cameron Ave., Scranton
15-5624
Mike 570-881-4548



Flip Me!

\$39,900

910 Plane Street, Avoca
15-6122
Matt 570-780-9177



Old Forge SD

\$299,900

15 Casey Ave, Old Forge
15-5645
Phil 570-780-4567



2 Unit

\$389,900

Lot 11 Pondview Dr, Clark Summit
15-690
Phil 570-780-4567



Riverside SD

\$775/Month

213 Elm Street, Moosic
15-4325
Phil 570-780-4567



Riverside SD

\$895/Month

983 Ash Street, Moosic
16-94
Phil 570-780-4567



Riverside SD

\$750/Month

4107 Birney Ave, Moosic
15-5127 Phil 570-780-4567

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0% down financing!

Move right in to this ranch with finished attic on 1.75 acre private lot. There are three bedrooms on the main level and two additional in the second level. A full bath on each floor with a 3/4 rough bath in lower level as well. Remodeled kitchen/baths. (15-5136)

4 BDR, 2.5 BA

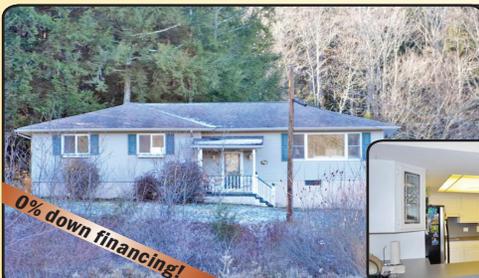
Scott Twp \$204,500



1.4 miles to Casey Highway: Lakeland schools for this superb contemporary split-level on a large lot with giant deck and in-ground pool. This development offers a country feel, yet ten minutes to Carbondale. (15-1603)

3 BDR, 2.5 BA

Whites Crossing \$199,500



0% down financing!

Country living, but close to I-81 at this wonderful raised ranch. Enjoy 2.7 acres of quiet with your own stocked pond, sunken-to-in-ground pool, large storage barn, beautiful views. Three heat sources to choose from. Qualifies for rural housing/USDA. (16-59)

3 BDR, 2 BA

Greenfield Twp \$197,500



Hardwood floors, central air, finished lower-level, sunporch, deck and a fenced yard are just a few of the fantastic features of this beautiful four bedroom, two bath ranch that is an absolute must-see in its price range. (16-33)

4 BDR, 2.5 BA

Carbondale \$129,900



Mayfield

\$115,000



Old Forge

\$99,500



Carbondale

\$67,500



Carbondale

\$38,500

Got Mom? Gotcha covered! Large ranch offers a three bedroom ranch for you and a one bedroom, one bath ranch apartment for mom, dad or your college-ager. (15-4935)

Double lot with huge, vinyl fenced yard and in-ground pool that can be used as a two or three bedroom home. Gas heat and off-street parking. Priced to move. (15-4158)

Carbondale's desirable West Side! Just remodeled two bedroom ranch offers economic living, cheaper than rent, with super low taxes! Great for starters to build equity. (15-6025)

This move-right-in, adorable home can be yours with very little down and a low monthly payment, including insurance and taxes. May vary with each mortgager, check with a local lender. (15-6172)



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