

1454 Davison

This is a repossessed property and we do not have much background information on it other than what we have been able to piece together. The people that it was repossessed from bought it “as is” and since it was an estate sale at that time there was not much background information then either. It sold for \$180,000 in June of 2005 .

The borough records indicate the property was built in 1965. Other information indicates the house that was there was moved away from the site and the present one built in 1986. Ironically the appraisal done in 2005 says it was built in 1975 and I have no idea where that information came from. It appears that the second story above the garage was built not too many years ago as was the large atrium in the front. The atrium in the front is very large and nicely done. It is not heated. There is a door into the living room from the atrium.

On the back of the house (side of the garage) a huge greenhouse has been added adjoining the garage. It looks like the concrete slab for the greenhouse has pipes for radiant heat in it but appears to have never been tied into the heating system. There are large raised beds in this area too.

In the front of the greenhouse is a buried tank. We have no indication how many years since this tank was used. The previous owners indicated they had never used any of the underground tanks. They indicated they only used the above ground one behind the garage. Since we have received the property that is the only one we have had filled.

There is a large open shed further back on the lot. There are large raised beds (garden) in this building evidently for getting plants started in the spring.

To the left of the large shed is a huge concrete slab. At the time of the last sale there was an old warehouse there that was removed because it was in such bad shape. This could probably be used to construct another building on if a new owner chose to do so. There is evidence of a buried tank in the front of this slab towards the open shed. Historical information indicates this was pumped and filled with sand and terminated in place but I have no documentation to prove this.

The entire front and right side yard have a nice chain link fence. This area has a nice lawn as you can see from the summer photos. There are two above ground fuel tanks in this right side yard. The one directly behind the garage is the one we are using for fuel for the house. There is another one near the atrium that looks like it may never have been used. Near the fuel tank behind the garage there is evidence of a buried fuel tank still in place. We have no information on this tank.

The left side yard next to the driveway appears to have a small fenced area that has no access. At the time of the sale in 2005 there was a replat done changing this lot to Lot 4 A. Since there is a house to the left this fence may have been part of the original yard for that house.

I have obtained no information on the septic system at all. I have not determined where the well is but it was indicated it was beyond the greenhouse toward the shed.

I do have a one page disclosure that was signed in 2005 by the Seller and Buyer. It reads: One #106805 Goulds Pump, pump bushing, 21 feet of galvanized drop pipe, 2 splice kits, 28 feet of #12 pump wire by Arctic Drilling Inc. 5/15/2005 Paid \$1,400.00

It also indicates boiler cleaned and tuned by Big John, inspected, The Furnace Doctor, and new pressure tank installed.

Entering the house by the man door next to the garage one can go either into the garage or into the house. On the main floor of the house there is one bedroom, a fairly large kitchen and eating area and a big living room that looks out into the atrium. There is also one full bathroom, a laundry room and a big pantry. Some ingenious shelving in the pantry evidently for storing canned goods etc. A nice oak stairway leads to the second floor. There are some lovely built in cabinets at the head of the stairs. The master bedroom is located here and has a huge walk in closet. There is another large bedroom on this level and a second full bath. From this level there is a door to the exterior which appears to have been used as a little sunroom or plant room.

At the time we received this house the water and septic systems and heat were working fine. We have cleaned it up, tuned the boiler, and winterized the house so it is protected in case the heat goes out. The heat will remain on.

Audrey J. Foldoe/11-16-2007