

RLPOA PROPERTIES FOR SALE

REFLECTION LAKES PROPERTY OWNERS ASSOCIATION

182 STALKER ROAD EQUINUNK, PA 18417

Phone: 570-224-6440 Fax: 570-224-8803 e-mail: rlpoa1nepa@yahoo.com

UPDATED 12/13/2016

CAMPSITE LOTS WITH RV'S

<u>LOT #</u>	<u>STREET</u>	<u>MEMBER</u>	<u>DESCRIPTION / CONTACT INFO</u>
297, 298	Maple	Cooke	\$44,000 Negotiable. 1977 Carriage 8' x 32' with a slide out. Also have a 16' x 24' addition, 8' x 10' shed and 13' x 12' deck. Electric service meter, driveway and culvert pipe. Fully furnished, sleeps 10. Electric and gas heat plus gas stove. Pine interior, Armstrong floors (2 years old). Good hunting and fishing. Great for a large family. Call 570-878-2549 or email theresaloney@gmail.com.
359, 360, 361 Park	Dogwood	Munson	\$22,500 or best offer. 1989 Woodland Park 12' x 35' Model. Has a 12' x 8' shed, 14' x 30 deck, electric, driveway and culvert pipe. Comes fully furnished with central ac. Call Eddie at 201-280-5672 or email erajner@aol.com
342, 343, 532	Spruce	Lavelle	\$72,000. 2010 35' Durango with large 35'x22' screened addition with log interior. Trailer boasts a larger kitchen than most. 11'x35' open deck. 16'x12' shed. All is in excellent condition, shows true craftsmanship along with a fantastic view. A must see. Call 862-377-5854.
401, 402, 403	Sassafras	Cahill	\$3,500. 1983 32' Trailer. Driveway & Electric installed. Call 717-413-1972 or email crazytrain1@gmail.com.
479, 480, 508	Dogwood/ Persimmon	Lutz	\$22,000. 1980ish 20' Shasta with one of the few separate cabins in Reflection Lakes, approximately 16'x32' with new steel roof. 10'x10' shed and 10'x20' deck. Call 201-519-5695.
523, 524, 525	Spruce	Rajner	\$42,500 or best offer. 2000 Dutch Park 12' x 35' double loft Park Model. Has a 16' x 20' storage shed with a brick paved floor, 10' x 30' deck, boulder wall, fire pit, electric and driveway. Comes fully furnished with central ac. Call 201-280-5672 or email erajner@aol.com
561, 562, 563	Larch	Casanova	\$20,000 Negotiable. 2002 25' Frontier with 24'x15' fully insulated addition, T-11 walls, tin roof, storm door. 2 ceiling fans with lights, deck heater, furniture, closets, coat rack, bedroom TV & DVD player, blinds all around included. Walking distance to comfort station. Call 551-486-5360 or email PCCASANOVA1@gmail.com

LOT #	STREET	MEMBER	DESCRIPTION/CONTACT INFO
586, 587, 588	Larch	Neglia	REDUCED \$19,900 or best offer. 1991 Mallard Park Model, all appliances included. 4x12 screen porch, 3 Sheds, elec, and driveway with sluice pipe. Call 201-403-5484
616, 617, 618,	Larch	Detrick	\$48,000. OBO. Trailer with super large cabin 35x30. Cathedral ceiling, fully spray foam insulated, incinerator Toilet, large gas fireplace that heats cabin & trailer. 10'x12' storage shed. Driveway and electric service. Call 610-730-8836 or email M.ILG@ATT.net
726, 727	Linden	Mazzarella	\$10,000 Negotiable. 24' 1977 Wilderness, with two driveways, new service meter installed, 10x12 storage shed.
802, 803	Butternut	Mathies	Would like to sell the two lots as a packaged deal at approximately \$2,500 each. Please contact Cynthia or Stacey at 347-886-4433 or 718-447-1009 email: Smathles@sijcc.com
986, 987, 1079	Ironwood	Charles	\$14,900 Neg. 30' RV fully renovated, 12'X25' Room 12'X25' deck, 10'X10' shed, electric, driveway. Call 201-319-3902/e-mail paula741@aol.com.
1011, 1012, 1013	Ironwood	Martinez	\$27,000. 1979 22 x 8 Charisma with a 20 x 12 addition, 10 x 12 shed and a 20 x 12 deck. Totally new flooring, ceiling and paneling with knotty pine. Ceiling and walls are insulated. New bathroom, new kitchen, new cabinets, new counters, new range and new board heaters, new water heater, new lighting for living room and kitchen. Furnished 2 bedrooms. Golf Cart; Yamaha 2006,. The addition has new flooring, ceiling and paneling with knotty pine. Ceiling and walls are insulated. New bathroom, kitchen, cabinets, counter, range, board heaters' and new water heater. Two bedrooms. Completely furnished. New lighting for living room and kitchen. New electrical wiring boxes and switches. Also included a 2006 Yamaha Golf Cart. Call 201-618-9113 or email jofamer@hotmail.com.
1240, 1241, 1242	White Pine	Bonomo	\$20,000.00 1951 Imperial Camper 30Ft. 2 year old new addition 8x30, 12x30. Electric service meter installed. Driveway, 2 storage sheds, need some work 570 560-1914

CAMPSITE WITHOUT RVS

<u>LOT #</u>	<u>STREET</u>	<u>MEMBER</u>	<u>DESCRIPTION/CONTACT INFO</u>
458	Persimmon	RLPOA	Contact Office
856	Hickory	RLPOA	Contact Office
978	Ironwood	RLPOA	Contact Office
1089	Cherry	RLPOA	Contact Office
1325	Cedar	RLPOA	Contact Office
1030	Ironwood	Allen	\$500.00

MOBILE HOME LOTS

<u>LOT #</u>	<u>STREET</u>	<u>MEMBER</u>	<u>DESCRIPTION / CONTACT INFO</u>
56	Oak	McLaughlin	\$7,500. Empty lot in Mobile Home Section. Call 516-546-3458.
103	Oak	Kochaniwsky	\$37,000. 1972 70' Princess Mobile Home with Carport. Fully furnished 3 bedroom, 1 ½ bath with new steel roof, new carpeting, new refrigerator & washer. Dish TV installed. Picnic table included. Call 631-751-1042 or email: marmik85@aol.com

REFLECTION LAKES P.O.A., INC.
182 STALKER ROAD, EQUINUNK, PA 18417 (570)224-6440

2016 APPROXIMATION OF OWNERSHIP COSTS

*Note: This estimate of costs is provided as a service.
RLPOA is not responsible for the accuracy of non-RLPOA cost estimates*

COSTS OF PURCHASING A LOT:

1. Purchase price varies
2. Attorney's fee for deed prep. varies
3. Title insurance, if desired varies
4. Notary's fee varies per notary
5. **REAL ESTATE TRANSFER TAX: VARIES**
(Contact Wayne County Courthouse (570) 253-5970)
6. **RECORDING FEES AND DOC STAMPS: VARIES**
(Contact Wayne County Courthouse (570) 253-5970)
7. **RLPOA Resale Certification fee.....\$200.00 ONE TIME FEE**

PRIOR TO PURCHASING ANY LOTS IT IS SUGGESTED THAT YOU REQUEST A RESALE CERTIFICATE FROM THE OWNER (this certificate verifies for you if any money is owed for this lot(s) to the RLPOA which will become your responsibility when you transfer the property)

REFLECTION LAKES CURRENT 2016 ANNUAL FEES:

RLPOA annual Association dues per membership:	Campsites.....	\$1200.00
	with 2 trailers.....	\$1798.50
	with 3 trailers.....	\$2098.25
	Mobile home sites.....	\$1440.00

Each additional membership* will require payment of an additional annual dues fee, i.e. 5 campsites = \$3600.00: (\$1200.00 first 3 lots; \$1200.00 for 4th; \$1200.00 for 5th)

2014 MANCHESTER TWP. SEWER & WATER: Per Membership*:

Initial Assessment \$315.00 (one-time fee to be assessed if lot/lots were purchased directly from RLPOA)
Campsites \$114.00 quarterly = \$456.00 yr.
Mobile homes: \$135.00 quarterly = \$540.00 yr.

PROPERTY TAXES: (per lot) Fall & Spring combined mileage rate: .0220305 x assessed value of property*.

*Campsite lots with no structures are assessed at approximately \$1,700.00 each

*Vacant mobile home lots are assessed at approximately \$2,700.00 each

One membership may contain up to (3) IDENTICALLY Titled Lots that are contiguous or directly facing one another
(see Resolution 2011-1-08.20)

We suggest that you insure your personal property - cost varies