



Davis Real Estate, Inc.

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I Need More Second Homes to Sell: Buyers Are Waiting for Their Perfect Escape!

If there is one thing the market is telling us loud and clear right now, it's this: we need more second homes available. Across our rural, scenic villages and mountains buyers are actively looking for that special getaway—a place to unwind, recharge, and create memories. But inventory is tight, and the demand for well-loved vacation homes is stronger than ever.

Why Buyers Are Searching Now...

More people are prioritizing lifestyle, balance, and connection. They're craving a slower pace and a space that feels like theirs, tucked away from busy schedules and crowded cities. And when second homes do hit the market, they attract serious attention.

Buyers want:

- A peaceful escape
- A family gathering place
- A weekend retreat
- A future retirement option
- An investment they can enjoy

The problem? *There just aren't enough properties available.*

Why Homeowners Are in a Fantastic Position to Sell

If you own a second home—and you've been considering whether it's time to let someone else enjoy it—the current market is extremely favorable. Here's why:

1. Strong Buyer Demand

Second-home seekers are motivated. They're actively watching the market and ready to move when something special appears. This is a FACT as I am constantly fielding calls and emails asking me if I know of anything coming up for sale in the Pine Creek and surrounding areas.

2. Low Competition

With fewer vacation homes available, your property immediately stands out. Unique features like mountain views, creek access, rail trail access or rustic charm carry even more value in a low-inventory market.

3. Elevated Values

Second homes, especially in the Pine Creek area continue to hold strong value. Many homeowners are surprised by the equity they've built without realizing it!

Why Some Owners Hold Back

A lot of second-home owners love their getaway spot—but aren't using it as often as they used to. Some simply aren't sure whether now is the right time or if the money from the sale would be worth giving it up.

The truth is there's no better market than one where buyers are waiting and inventory is limited.

If You've Been Thinking About Letting Go, This Is Your Window

Whether your second home has served your family for years, or you're ready to move toward a new adventure, today's demand makes this an ideal moment to explore selling. There's a buyer out there looking for exactly what your home has to offer—the charm, the peace, the story.

And if you're curious what your property might sell for in today's market, I'm here to help you discover that!

Buyers are searching and Inventory is scarce, especially in the Pine Creek Valley and surrounding areas!

This could be the perfect time to make a meaningful move! Now all you need is the RIGHT real estate agent that is proven to be the expert in these types of sales in the Pine Creek Valley area!

Contact me for proven results!

****See back page for my recent sales in the area**



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www.RecreationalPropertiesPennsylvania.com

HUMOR ME!

How do mountains stay warm in winter?

They put on their snowcaps.



FACEBOOK PAGES TO CHECK OUT:

Vacation homes and cabins of Davis Real Estate
Pine Creek Rail Trail
all things nature
Hiking & Backpacking PA
Snakes of Central PA
Friends of Benezette
Renovo Forum

JOIN MY E-GROUP AND STAY IN THE LOOP! Thinking about a vacation home, cabin, or piece of land but not sure what you want yet? Email me to join my E-Group, where I share featured properties weekly with no spam, no pressure, and no sign-ups. Just browsing is perfectly fine—enjoy the inspiration! Go to: RecreationalPropertiesPennsylvania.com scroll to the bottom of the page submit the request form and you are IN!

LIST LOCAL!

Thinking of selling? Here's a tip: always list your property with a local Realtor who specializes in your area. Local agents know the market, the buyers, the land, and the unique attractions that make your property desirable. More exposure = more potential buyers which = more money for you!

orophile

a person who finds peace and serenity, and connects with themselves more deeply in mountainous settings; a lover of mountains.

MENU IDEA AND RECIPES

Cozy Night In

CREAMY WINTER VEGETABLE SOUP

- 2 cups diced potatoes
- 1 cup chopped carrots
- 1 cup chopped celery
- 1 cup corn
- 4 cups broth
- 1 cup cream
- Garlic, salt & pepper

Simmer vegetables until soft, add cream, season, and serve with warm bread.



Tossed Garden Salad w/
your favorite dressing

Warm Rolls w/ butter

CINNAMON APPLE CRISP

- 4 peeled apples, sliced
- 1 cup oats
- ½ cup brown sugar
- ½ cup melted butter
- Cinnamon

Mix topping, sprinkle over apples, bake at 350° for 30 minutes. Serve warm!

Going Green: Is Energy-Efficient Living Worth It?

Eco-friendly homes are becoming more popular and more attractive than ever before. Today’s green homes blend modern design with impressive energy savings, often without the telltale “green look” of earlier decades. Homes built using sustainable practices, energy-efficient systems, and environmentally conscious materials can qualify for various tax credits or rebates. Many buyers are searching for homes that feature long-term cost savings, improved indoor air quality, and smaller environmental footprints.

Benefits of going green

- lower monthly energy bills
- healthier air quality
- increased home value
- The satisfaction of reducing your environmental impact.

The main challenges are the higher upfront cost and the need for specialized materials and contractors—but as green building becomes more common, those barriers are starting to shrink. If you’re considering upgrades such as better insulation, efficient windows, heat pumps, or solar, start small and plan ahead. Over time, many homeowners find that the financial savings and environmental benefits are well worth the effort!

The Quiet Joys of Winter in the Mountains

There’s something magical about the mountains and Pine Creek Valley in winter—something peaceful and grounding. When the first snow settles across the ridgelines, everything slows down. The air turns crisp, the pine trees are frosted and the entire landscape feels like a scene from a storybook.

It is truly magical!

For second-home owners, this season often brings some of the most cherished memories: holidays spent in cozy cabins, scenic snow days and quiet mornings with a mug of something warm.



Winter is a magical time in our region! Whether you’re searching for a cozy cabin with a woodstove or a small inn with mountain views, there are plenty of places that stay open year-round. You’ll find easy access to the Pine Creek Rail Trail, state parks, and miles of peaceful back roads perfect for scenic drives.

Visit [RecreationalPropertiesPennsylvania.com](https://www.recreationalpropertiespennsylvania.com) for lodging ideas, local attractions, and seasonal highlights.

HOPE TO SEE YOU HERE!

WINTER ACTIVITY IDEA:

While skiing gets much of the winter spotlight, snowshoeing is quickly becoming a favorite way to explore Pine Creek Valley’s serene landscapes. It’s beginner- friendly, inexpensive, and perfect for anyone who enjoys a winter outing. Thanks to the wide stretches of the Pine Creek Rail Trail and surrounding state lands, snowshoeing offers an easy way to stay active during the colder months. Whether you’re exploring trails or tackling deeper powder after a snowfall, there’s something rejuvenating about breathing in crisp winter air and taking in the views. Check out the Tiadaghton State Forest/DCNR website for trail updates and snowy season tips.



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ASK FOR LISA

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LISA'S LISTINGS

SEE MORE INFO ON THESE AND OTHER PROPERTIES AT:

www.RecreationalPropertiesPennsylvania.com



I love living in the beautiful mountains of the PA Wilds!

Cedar Run: Cedar Run store PLUS adjacent cottage! Both buildings & store/kitchen equipment!

Waterville: Happy Acres restaurant/convenience and game barn. Long-established business in the Pine Creek area with multiple revenue sources! \$795,000 ** Seller will finance with money down.

English Center: Nice vacation home on almost an acre! Beautiful setting and near game lands. \$199,000

Kettle Creek: Large cabin surrounded by Sprout and with a trout stream running through it! \$189,000

Waterville: Park home located in Happy Acres Resort. Great for an affordable "home base in PCV! \$44,500

PROPERTIES RECENTLY SOLD BY LISA LINN IN THE AREA:



Hillside Dr., Waterville
SOLD FOR \$156,000



Spruce Dr., Waterville
SOLD FOR \$230,000



Sassafras Ln, Waterville
SOLD FOR \$390,000



Rt. 414 Cammal
SOLD FOR \$355,000



Gamble Run Rd., Cedar Run
SOLD FOR \$260,000



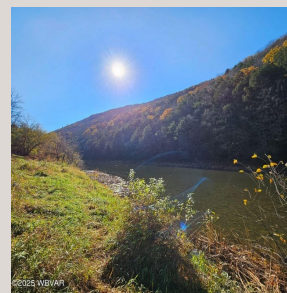
Beulah Land Rd., Cedar Run
SOLD FOR \$330,000



Rt. 44 Hwy., Haneyville
SOLD FOR \$110,000



State Lease cabin, Cedar Run
SOLD FOR \$89,500



Creek frontage land, Cammal
Listed at \$450,000 **UNDER CONTRACT**

See ya' up the creek!

"Advice is like the snow. The softer it falls, the longer it dwells upon and the deeper it sinks into the mind."

- Samuel Taylor Coleridge