

755 Grammer Road, Williamsport, PA

Courtesy of Fish Real Estate

Property Details

- Original pioneer home; one of the first built in Lycoming County.
 - The structure was dismantled and meticulously preserved for reconstruction.
 - The original floors and trusses are incorporated into the construction of this home.
 - The summer beam is the highlight of the great room.
 - Handcrafted fireplaces were built using stone from the property. The large mantel stone was the original cornerstone.
 - Every board and beam was kiln-dried on site, hand-sanded, and beaded to complement the original structure and charm.
 - Exposed wood and logs are stained with an iron oxide treatment (a mix of water, vinegar, and steel wool).
 - Board and batten exterior is stained with light brown board called Van Fleet 1780.
 - Standing seam metal roof installed with custom-built, heavy-duty snow clips.
 - Wide plank interior floors are finished with clear latex designed to look like oil stain.
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Interior Features

- Custom kitchen: light-filled, state-of-the-art, and fully equipped with ZLINE brand appliances, soapstone counters, floating shelves, KraftMaid cabinets, and scenic views.
- Great room with handsome stone fireplace.
- Cozy office area perfect for a home office or reading nook.
- Half bath includes top-of-the-line Whirlpool washer and dryer enclosed in custom cabinetry.
- Mudroom with classic brick flooring.
- Primary suite: spacious with a stunning stone fireplace, walk-in closet, and a luxurious full bath featuring marble floors and a Woodbridge digital toilet.
- Second floor: two bedrooms separated by a pocket door (can be one large suite or two separate rooms).

- Additional full bath, perfect for guests or family.
 - Loft area: versatile space for an office, library, reading nook, or media lounge.
 - Finished lower level with family/game room, fourth bedroom, and full bath.
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Utilities & Systems

- Heat pump with propane backup.
 - Propane hot water heater with accelerator pump.
 - Two wells alternating bi-monthly.
 - Oversized septic system.
 - Generac generator.
 - Two sump pumps.
 - Laundry sink.
 - 200-amp electric service with 100-amp line to the barn.
 - Propane line to the summer kitchen.
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Exterior & Outbuildings

- Summer kitchen: ideal for entertaining.
- Spring house.
- Bank barn/garage: water supply from the house, with a direct septic line to oversized sand mound (future upgrade ready).
- R-40 foam insulation in both the home and barn.
- Top-of-the-line Andersen windows throughout home and barn.
- Hemlock floor joists (4"x10") with 1.5" white oak flooring.
- Hemlock garage door with commercial-grade openers.
- Period lighting lines the private lane to the home.
- Sidewalks sourced from the Williamsport Historic District.