

**MLS #: R150032S (Sold) List Price: \$104,900**

1209 W. 1st Street Oil City, PA 16301

**SOLD PRICE:** \$101,000

**CLOSING DATE:** 2/2/2018



**TYPE:** Residential  
**STYLE:** Two Story  
**ROOMS:** 7  
**BEDROOMS:** 4  
**TOTAL BATHS:** 2.5  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**3/4 BATHS:**  
**# LEVELS:** 2.5  
**YEAR BUILT:** 1921  
**SQFT-TOTAL:** 2775

**COUNTY:** Venango  
**SCHOOL:** Oil City  
**APX LOT SIZE:** 122'x154'  
**LOT SQFT:**  
**APX ACRES:** 0.43  
**ZONING:** R-1A  
**TAX LOCATION:** Oil City  
**TAX MAP #:** 16,014.-120.-000  
**TAXES:** 2359  
**TAX YEAR:** 2016  
**ASSESSMENT:** 68330

**LEGAL:** (Agents) The following clause is required on all Agreements of Sale: Facsimile signatures shall have the same force & effect as original signatures with reference to this Agreement & all associated documents.

**BOOK:** 2015 **PAGE:** 5423 **RESTRICTIVE COVENANTS:** Unknown  
**CLEAN AND GREEN:** No **OGMT:** Unknown

**WATER SOFTENER:** No **WATER SOFTENER OWNED:** **ROOF AGE:**  
**HEAT \$:** 177.00 **ELECTRIC \$:** 0 **OTHER BUILDINGS:**  
**SQFT-L:** 0 **SQFT-M:** 1388 **SQFT-U:** 1387 **FIN BSMT SQFT:**

|                | Level: | Dimensions: |           | Level: | Dimensions: |
|----------------|--------|-------------|-----------|--------|-------------|
| Foyer          | M      | 6'x13'      | Bedroom   | U      | 12'5"x12'5" |
| Dining Room    | M      | 14'x14'6"   | Full Bath | U      | 5'x8'       |
| Kitchen        | M      | 12'x15'     | 1/2 Bath  | M      | 3'x4'       |
| Living Room    | M      | 16'x25'     |           |        |             |
| Master Bedroom | U      | 13'5"x15'5" |           |        |             |
| Master Bath    | U      | 3'5"x5'5"   |           |        |             |
| Bedroom        | U      | 11'x14'     |           |        |             |
| Bedroom        | U      | 10'x14'     |           |        |             |

**APPLIANCES:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, W/D Hook Up, Washer  
**FEATURES:** Cable TV Available, Electric-Circuit Break-100 Amp, Hardwood Floors, Paved Drive, Porch, Security System, Wood Burn Fireplace

**CONSTRUCTION:** Wood Frame **HEAT:** Steam  
**EXTERIOR:** Vinyl **FUEL:** Gas  
**ROOF:** Composition **COOLING:** Room  
**BASEMENT/FOUNDATION:** Full **WATER HEATER:** Gas  
**GARAGE:** 2 Car, Detached, Over Size **SEWER:** Public  
**WATER:** Public

**PUBLIC REMARKS:** Spacious vinyl-sided home with good curb appeal that is situated on a large in-town lot. 7 rooms, 2 1/2 baths, and 4 bedrooms plus a finished 3rd floor with extra bedroom, bath, & family room. Full basement and extra large 2-car detached garage. Modern kitchen and baths. Wood burning fireplace in Living Room. New enclosed rear mud room and new fenced area in rear yard. Recently updated hot water tank and heating boiler.

**DIRECTIONS:** From VCCH, drive down Elk Street to Allegheny Boulevard intersection. Turn right. Turn left onto Liberty Street. Take the 3rd left onto 8th Street/ US 322 East. Turn left onto Bredinsburg Rd. Drive 4.75 miles then turn left onto Deep Hollow Rd. Deep Hollow Rd. becomes W. 1st St. Home on right.