

**MLS #: R148809A (Active) List Price: \$124,900**

11 Forestwood Drive Oil City, PA 16301



**TYPE:** Residential  
**STYLE:** One Story  
**ROOMS:** 6  
**BEDROOMS:** 3  
**TOTAL BATHS:** 2  
**FULL BATHS:** 1  
**HALF BATHS:** 1  
**3/4 BATHS:** 1  
**# LEVELS:** 1  
**YEAR BUILT:** 2002  
**SQFT-TOTAL:** 1654

**COUNTY:** Venango  
**SCHOOL:** Oil City  
**APX LOT SIZE:**  
**LOT SQFT:**  
**APX ACRES:** 0.54  
**ZONING:** R-1  
**TAX LOCATION:** Oil City  
**TAX MAP #:** 16,110.-105B.-000  
**TAXES:** 4419  
**TAX YEAR:** 2016  
**ASSESSMENT:** 127950

**LEGAL:**

**BOOK:** 227 **PAGE:** 825 **RESTRICTIVE COVENANTS:** Yes  
**CLEAN AND GREEN:** No **OGMT:** Unknown, Other

**WATER SOFTENER:** No **WATER SOFTENER OWNED:** **ROOF AGE:**

**HEAT \$:** 35.00 Budget **ELECTRIC \$:** 0 **OTHER BUILDINGS:**  
**SQFT-L:** 1654 **SQFT-M:** 1654 **SQFT-U:** 0 **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Foyer	M	5 X 5'	3/4 Bath	M	7' X 8'
Living Room	M	12'1 X 12'9"			
Dining Room	M	11'6 X 13'			
Kitchen	M	12'9" X 13'			
Bedroom	M	13' X 16'6"			
Bedroom	M	12'9" X 13'4"			
Bedroom	M	13' X 13'			
Master Bath	M	10'3" X 12'7"			

**APPLIANCES:** Disposal, Dryer, Range, Refrigerator, Washer

**FEATURES:** Deck, Electric-Circuit Break-200 Amp, Gas Fireplace, Paved Drive, Porch

**CONSTRUCTION:** Modular

**EXTERIOR:** Vinyl

**ROOF:** Composition

**BASEMENT/FOUNDATION:** Full

**GARAGE:** 2 Car, Attached, Opener

**HEAT:** Forced Air

**FUEL:** Gas

**COOLING:** Central

**WATER HEATER:** Electric

**SEWER:** Public

**WATER:** Public

**PUBLIC REMARKS:** Well maintained 1 story house built about 2002. HANDICAPPED ACCESSIBLE. Laundry on main lever. Ramp. Central Air. Large unfinished basement, two car attached garage off kitchen for easy grocery transfer from car. New rear deck. Deed restrictions for Oliver Manor. Public water and sewer. Gas fireplace. Modular home.

**DIRECTIONS:** VCCH: Rt. 8 to Oil City: Right on Center St.; right on Spring St.; left on Harriott Ave; right on Bissell Ave then straight on to Edgewood Drive, right on Woodland Dr; left on Forestwood; subject on left.