

MLS #: R149884A (Active) List Price: \$249,500

128 River Road Oil City, PA 16301



TYPE: Camp/Seasonal
STYLE: Cottage
ROOMS: 5
BEDROOMS: 3
TOTAL BATHS: 1.75
FULL BATHS: 1
HALF BATHS: 1
3/4 BATHS: 1
LEVELS: 2
YEAR BUILT: 1900
SQFT-TOTAL: 2147

COUNTY: Venango
SCHOOL: West Forest
APX LOT SIZE: 50' x 125'
LOT SQFT:
APX ACRES: 0.14
ZONING: none
TAX LOCATION: President Twp
TAX MAP #: 22,008.-003.-000
TAXES: 2366
TAX YEAR: 2016
ASSESSMENT: 98570

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: 0702 **PAGE:** 0402 **RESTRICTIVE COVENANTS:** Unknown
CLEAN AND GREEN: No **OGMT:** Unknown

WATER SOFTENER: No **WATER SOFTENER OWNED:** **ROOF AGE:** 12 yrs
HEAT \$: 0.00 **ELECTRIC \$:** 0 **OTHER BUILDINGS:**

SQFT-L: 0 **SQFT-M:** 1560 **SQFT-U:** 587 **FIN BSMT SQFT:**

Level:	Dimensions:	Level:	Dimensions:
Living Room M	18'10" x 23'	Full Bath	U
Dining Area M	7'9" x 18'	Other	M
Dining Area M	0		0
Kitchen M	9' x 19'4"		
Bedroom M	9'11" x 9'4"		
Bedroom M	9'6" x 12'6"		
Bedroom U	19'9" x 29'9"		
3/4 Bath M	5'7" x 5'8"		

APPLIANCES: Range, Refrigerator, W/D Hook Up

FEATURES: Deck, Electric-Circuit Break-100 Amp, Patio, Paved Drive, Porch, Satellite Dish, Waterview, Wood Burn Fireplace

CONSTRUCTION: Wood Frame

HEAT: Forced Air

EXTERIOR: Vinyl

FUEL: Gas

ROOF: Composition, Metal

COOLING: None

BASEMENT/FOUNDATION: Partial, Walkout, None

WATER HEATER: Electric

GARAGE: 2 Car, Detached

SEWER: Septic

WATER: Well

PUBLIC REMARKS: ALLEGHENY RIVER FRONTAGE: 3 bedroom and 1.75 bath vinyl & brick cottage located along the river. Includes 2 dining areas, modern kitchen, wood burning fireplace, and deck off of 2nd floor bedroom suite overlooking the river. Also includes a detached garage, covered front porch, and a rear patio. THESE PROPERTIES ARE HARD TO FIND! Second lot dimension is: 50' x (to the low water mark of the Allegheny River). Property to be sold in "AS IS" condition. Gas forced-air furnace not used. Square footage area obtained from county. THIS PROPERTY HAS A BOAT RAMP.

DIRECTIONS: From VCCH: Take Liberty Street to Routes 8 & 62 North to Oil City. Go through Oil City. Stay on Route 62 North to Green Oaks Village. Turn left on Henry's Bend Road. Take a right at the fork in road. Go to stop sign. Turn right then left at the chapel to River Rd. Turn right. Subject on right.