

MLS #: R149786A (Active) List Price: \$64,900

106 E. 8th Street Oil City, PA 16301



TYPE: Residential
STYLE: Ranch
ROOMS: 5
BEDROOMS: 2
TOTAL BATHS: 1
FULL BATHS:
HALF BATHS:
3/4 BATHS: 1
LEVELS: 1
YEAR BUILT: 1952
SQFT-TOTAL: 864

COUNTY: Venango
SCHOOL: Oil City
APX LOT SIZE: 60' x 120'
LOT SQFT:
APX ACRES: 0.17
ZONING: R-1
TAX LOCATION: Oil City
TAX MAP #: 16,026-.062.-000
TAXES: 1972
TAX YEAR: 2016
ASSESSMENT: 57100

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 assoc. documents

BOOK: 0584 **PAGE:** 0679 **RESTRICTIVE COVENANTS:** Unknown
CLEAN AND GREEN: No **OGMT:** Unknown

WATER SOFTENER: No **WATER SOFTENER OWNED:** **ROOF AGE:**
HEAT \$: 0 **ELECTRIC \$:** 0 **OTHER BUILDINGS:**
SQFT-L: 0 **SQFT-M:** 864 **SQFT-U:** 0 **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	M	11'10" x 19'11"			
Dining Room	M	9' x 11'11"			
Kitchen	M	11'3" x 11'9"			
Bedroom	M	9'9" x 12'10"			
Bedroom	M	8'9" x 11'11"			
3/4 Bath	M	6'10" x 8'7"			

APPLIANCES: Dishwasher, Disposal, Range, Refrigerator, W/D Hook Up

FEATURES: Cable TV Available, Electric-Circuit Break-100 Amp, Patio, Storage Shed

CONSTRUCTION: Wood Frame

HEAT: Forced Air

EXTERIOR: Wood

FUEL: Gas

ROOF: Composition

COOLING: None

BASEMENT/FOUNDATION: Full

WATER HEATER: Gas

GARAGE: 1 Car, Attached, Opener

SEWER: Public

WATER: Public

PUBLIC REMARKS: Splendid ranch with 2 bedrooms (originally it had 3, but 1 was converted into a Dining Room), modern kitchen, modern bathroom, nice floor plan, spacious basement, modern furnace, central a/c, central vacuum, modern electric service, enclosed rear patio, attached garage, and attractive lot. Ready to sell!

DIRECTIONS: From VCCH, take Rte. 8 to Oil City. Cross bridge to South Side. Take Central Avenue up to E. 8th Street. Turn left. House is located on left.