

MLS #: R148339A (Active) List Price: \$95,000

826 Big Egypt Road Franklin, PA 16323



TYPE: Residential
STYLE: One Story
ROOMS: 4
BEDROOMS: 2
TOTAL BATHS: 2
FULL BATHS: 0
HALF BATHS: 0
3/4 BATHS: 0
LEVELS: 1
YEAR BUILT: 2002
SQFT-TOTAL: 1120

COUNTY: Venango
SCHOOL: Cranberry
APX LOT SIZE: 110'x440'
LOT SQFT:
APX ACRES: 1
ZONING: R-2
TAX LOCATION: Cranberry Twp-V
TAX MAP #: 08,008.-033
TAXES: 2000
TAX YEAR: 2016
ASSESSMENT: 89660

LEGAL: Possession to be August 31, 2016 or later. Real Estate taxes are based on current assessment and subject to change.

BOOK: 239 **PAGE:** 206 **RESTRICTIVE COVENANTS:** Unknown
CLEAN AND GREEN: No **OGMT:** Unknown

WATER SOFTENER: No **WATER SOFTENER OWNED:** **ROOF AGE:** 2002+
HEAT \$: 67/budget **ELECTRIC \$:** 0 **OTHER BUILDINGS:** Storage Shed
SQFT-L: 1120 **SQFT-M:** 1120 **SQFT-U:** 0 **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	M	15'8x16'	Kitchen	M	13'x15'
Bedroom	M	11'3x11'7	Bedroom	M	13'x15'2
Full Bath	M	7'2x11'3	Full Bath	M	7'7x8'5
Sun Porch	M	6'x28'			

APPLIANCES: Dishwasher, Range

FEATURES: Cable TV Available, Deck, Electric-Circuit Break-200 Amp, Paved Drive

CONSTRUCTION: Wood Frame

HEAT: Hot Water

EXTERIOR: Vinyl

FUEL: Gas

ROOF: Composition

COOLING: Central

BASEMENT/FOUNDATION: Full

WATER HEATER: Electric

GARAGE: 2 Car, Under

SEWER: Septic

WATER: Public

PUBLIC REMARKS: Nice country home on approximately 1 acre. Features include enclosed rear porch, central air, 2 car garage, and plenty of room for expansion on the lower level. Public water. Close to schools and shopping. Built about 2002. 24 HOURS NOTICE TO SHOW.

DIRECTIONS: VCCH: Liberty St., cross 8th St. bridge; left on Bredinsburg Road (cross Deep Hollow Road), stay on Bredinsburg Road, right on Big Egypt Ro., property on the left