

MLS #: R149648A (Active) List Price: \$59,900

322 Cedar Avenue Oil City, PA 16301



TYPE: Residential
STYLE: Two Story
ROOMS: 7
BEDROOMS: 4
TOTAL BATHS: 1
FULL BATHS:
HALF BATHS:
3/4 BATHS: 1
LEVELS: 2
YEAR BUILT: 1900
SQFT-TOTAL: 1537

COUNTY: Venango
SCHOOL: Oil City
APX LOT SIZE: 50 'x 65'
LOT SQFT:
APX ACRES: 0.07
ZONING: R-2
TAX LOCATION: Oil City
TAX MAP #: 16,040.-011..-000
TAXES: 1243
TAX YEAR: 2016
ASSESSMENT: 36000

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: 2013 **PAGE:** 1043 **RESTRICTIVE COVENANTS:** Unknown
CLEAN AND GREEN: No **OGMT:** Unknown

WATER SOFTENER: No **WATER SOFTENER OWNED:** **ROOF AGE:**
HEAT \$: 0.00 **ELECTRIC \$:** 0 **OTHER BUILDINGS:**
SQFT-L: 0 **SQFT-M:** 768 **SQFT-U:** 768 **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Foyer	M	11'10" x 10'6"	3/4 Bath	U	5'6" x 7'9"
Living Room	M	13'8" x 12'10"			
Dining Room	M	13'6" x 13'10"			
Kitchen	M	12'3" x 15'1"			
Bedroom	U	12'4" x 12'7"			
Bedroom	U	8'9" x 12'5"			
Bedroom	U	8'5" x 11'3"			
Bedroom	U	12'2" x 12'4"			

APPLIANCES: Dryer, W/D Hook Up, Washer
FEATURES: Cable TV Available, Electric-Circuit Break-100 Amp, Porch, Security System, Storage Shed

CONSTRUCTION: Wood Frame **HEAT:** Forced Air
EXTERIOR: Aluminum, Vinyl, Other **FUEL:** Gas
ROOF: Slate **COOLING:** Room
BASEMENT/FOUNDATION: Full, Walkout **WATER HEATER:** Gas
GARAGE: Carport **SEWER:** Public
WATER: Public

PUBLIC REMARKS: Spacious & well tended 4 bedroom, 1 bath home featuring a nice floor plan, semi-finished basement & off street parking.
DIRECTIONS: From VCCH, take Rte. 8 to Oil City. Turn right onto Center Street bridge. Turn left onto Plummer Street, proceed to Deer Street. Turn right onto Cedar Avenue. House is on the right side.