

**MLS #: R150094A (Active) List Price: \$124,500**

505 West Sixth Street Oil City, PA 16301



<b>TYPE:</b> Residential	<b>COUNTY:</b> Venango
<b>STYLE:</b> One Story, Ranch	<b>SCHOOL:</b> Oil City
<b>ROOMS:</b> 6	<b>APX LOT SIZE:</b> 90'x169' and 50'x153'
<b>BEDROOMS:</b> 3	<b>LOT SQFT:</b>
<b>TOTAL BATHS:</b> 1.75	<b>APX ACRES:</b> 0.52
<b>FULL BATHS:</b> 1	<b>ZONING:</b> R-1
<b>HALF BATHS:</b>	<b>TAX LOCATION:</b> Oil City
<b>3/4 BATHS:</b> 1	<b>TAX MAP #:</b> 16,024.-003..-000
<b># LEVELS:</b> 1	<b>TAXES:</b> 3726
<b>YEAR BUILT:</b> 1965	<b>TAX YEAR:</b> 2017
<b>SQFT-TOTAL:</b> 1490	<b>ASSESSMENT:</b> 109240

**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:** 0544      **PAGE:** 0674      **RESTRICTIVE COVENANTS:** Unknown  
**CLEAN AND GREEN:** No      **OGMT:** Unknown

**WATER SOFTENER:** No      **WATER SOFTENER OWNED:**      **ROOF AGE:** Unknown  
**HEAT \$:** 80.00      **ELECTRIC \$:** 0      **OTHER BUILDINGS:**  
**SQFT-L:** 0      **SQFT-M:** 1490      **SQFT-U:** 0      **FIN BSMT SQFT:** 0

	Level:	Dimensions:		Level:	Dimensions:
Foyer	M	5'9"x11'7"	3/4 Bath	M	5'9"x5'10"
Living Room	M	14'5"x16'10"			
Dining Room	M	10'7"x14'5"			
Kitchen	M	14'4"x12'			
Bedroom	M	10'x13'4"			
Bedroom	M	12'6"x14'5"			
Bedroom	M	9'10"x14'4"			
Full Bath	M	6'6"x10'8"			

**APPLIANCES:** Dishwasher, Disposal, Range, Refrigerator, W/D Hook Up  
**FEATURES:** Cable TV Available, Electric-Circuit Break-100 Amp, Patio, Paved Drive, Wood Burn Fireplace

<b>CONSTRUCTION:</b> Wood Frame	<b>HEAT:</b> Hot Water
<b>EXTERIOR:</b> Brick	<b>FUEL:</b> Gas
<b>ROOF:</b> Composition	<b>COOLING:</b> Central
<b>BASEMENT/FOUNDATION:</b> Full	<b>WATER HEATER:</b> Gas
<b>GARAGE:</b> 2 Car, Attached, Opener	<b>SEWER:</b> Public
	<b>WATER:</b> Public

**PUBLIC REMARKS:** Well-maintained South Side Oil City brick ranch. Amenities include central air conditioning, modern kitchen and baths, fireplace, steel I-beams in full basement, 2-car attached garage and an extra lot across the street. Additional assessment map number for vacant lot: 16,025.-002..-000.

**DIRECTIONS:** From VCCH, turn left onto Allegheny Blvd (Rt. 8 North) and continue to Oil City. Cross 1st bridge and turn right onto W. 1st St. Turn left onto Wyllis St. Turn right onto W. 6th St. Subject property is on the left.