

**MLS #: R149786S (Sold) List Price: \$64,900**

106 E. 8th Street Oil City, PA 16301

**SOLD PRICE:** \$58,500

**CLOSING DATE:** 2/1/2018



**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.