

**MLS #: R150061S (Sold) List Price: \$59,900**

16 Fisher Avenue Oil City, PA 16301

**SOLD PRICE:** \$55,000

**CLOSING DATE:** 12/4/2017



<b>TYPE:</b> Residential	<b>COUNTY:</b> Venango
<b>STYLE:</b> One Story, Ranch	<b>SCHOOL:</b> Oil City
<b>ROOMS:</b> 4	<b>APX LOT SIZE:</b> 100'x175'
<b>BEDROOMS:</b> 2	<b>LOT SQFT:</b>
<b>TOTAL BATHS:</b> 1	<b>APX ACRES:</b> 0.4
<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>	<b>TAX MAP #:</b> 16,056.-028.-000
<b># LEVELS:</b> 1	<b>TAXES:</b> 2554
<b>YEAR BUILT:</b> 1953	<b>TAX YEAR:</b> 2016
<b>SQFT-TOTAL:</b> 1056	<b>ASSESSMENT:</b> 73960

**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:** 0434      **PAGE:** 0503      **RESTRICTIVE COVENANTS:** Unknown  
**CLEAN AND GREEN:** No      **OGMT:** Unknown

**WATER SOFTENER:** No      **WATER SOFTENER OWNED:**      **ROOF AGE:** Unknown  
**HEAT \$:** 70.00      **ELECTRIC \$:** 0      **OTHER BUILDINGS:** 4 sheds  
**SQFT-L:** 0      **SQFT-M:** 1056      **SQFT-U:** 0      **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	M	14'6" x 23'			
Dining Area	M	8'8" x 11'			
Kitchen	M	8'7" x 12'			
Bedroom	M	11'2" x 17'			
Bedroom	M	10' x 12'			
Full Bath	M	6' x 8'8"			

**APPLIANCES:** Dishwasher, Range, Refrigerator, W/D Hook Up  
**FEATURES:** Cable TV Available, Electric-Circuit Break-100 Amp, Patio, Storage Shed

<b>CONSTRUCTION:</b> Wood Frame	<b>HEAT:</b> Forced Air
<b>EXTERIOR:</b> Vinyl	<b>FUEL:</b> Gas
<b>ROOF:</b> Composition	<b>COOLING:</b> Central
<b>BASEMENT/FOUNDATION:</b> Crawl	<b>WATER HEATER:</b> Gas
<b>GARAGE:</b> 1 Car, Attached, Opener	<b>SEWER:</b> Public
	<b>WATER:</b> Public

**PUBLIC REMARKS:** Downsize and simplify your life with this vinyl-sided 2 bedroom ranch located in Rayland Park. Amenities include an attached 1-car garage with auto overhead door, modern kitchen and bath, 4 outdoor sheds, and enclosed rear porch. This home is also air-conditioned.

**DIRECTIONS:** From VCCH, turn left onto Allegheny Boulevard. Follow Rte. 8 North to Oil City. Turn right onto Center Street bridge. Turn left onto Plummer Street. Turn right onto Summit Street. Turn left onto Fisher Avenue. Subject home on left.