

MLS #: R150201A (Active) List Price: \$24,500

288 Linden Oil City, PA 16301



TYPE: Residential
STYLE: 1.5 Story
ROOMS: 6
BEDROOMS: 3
TOTAL BATHS: 1
FULL BATHS: 1
HALF BATHS: 3/4
LEVELS: 1.5
YEAR BUILT: 1931
SQFT-TOTAL: 936

COUNTY: Venango
SCHOOL: Oil City
APX LOT SIZE: 40' x 110'
LOT SQFT:
APX ACRES: 0.1
ZONING: R-2
TAX LOCATION: Oil City
TAX MAP #: 16,054.-138.-000
TAXES: 920
TAX YEAR: 2017
ASSESSMENT: 26630

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: 2013 **PAGE:** 0521 **RESTRICTIVE COVENANTS:** Unknown
CLEAN AND GREEN: No **OGMT:** Unknown

WATER SOFTENER: No **WATER SOFTENER OWNED:** **ROOF AGE:** 5 yrs ?
HEAT \$: 94.00 **ELECTRIC \$:** 0 **OTHER BUILDINGS:** Storage
SQFT-L: 0 **SQFT-M:** 468 **SQFT-U:** 468 **FIN BSMT SQFT:** 468

	Level:	Dimensions:		Level:	Dimensions:
	Living Room M	11'5" x 20'1"			
	Dining Room M	13' x 14'8"			
	Kitchen M	9'10" x 13'1"			
	Bedroom U	8'1" x 10'4"			
	Bedroom U	8'6" x 12'9"			
	Bedroom U	9'4" x 11'6"			
	Full Bath U	6'9" x 9'9"			

APPLIANCES: Dryer, Range, Refrigerator, W/D Hook Up, Washer
FEATURES: Cable TV Available, Deck, Electric-Fused->100, Porch, Satellite Dish

CONSTRUCTION: Wood Frame **HEAT:** Forced Air
EXTERIOR: Aluminum, Vinyl **FUEL:** Gas
ROOF: Composition **COOLING:** None
BASEMENT/FOUNDATION: Full, Walkout **WATER HEATER:** Gas
GARAGE: Other **SEWER:** Public
WATER: Public

PUBLIC REMARKS: North Side Oil City 3 bedroom and 1 bath home. Features include off-street parking, full basement, large living room, covered front porch and a porch/deck combination at rear of home. Older garage in poor condition. 1/2 of the roof on the house is approximately 5 years old, the other portion is of unknown age. Appliances are to be conveyed in their "As Is" condition.

DIRECTIONS: From VCCH, turn left onto Allegheny Boulevard (Route 8 North) towards Oil City. Cross the Center St. bridge. Turn left onto Plummer St. Turn slight right onto Deer St. Take the 3rd right onto Linden Ave. Subject property is on the right side.