

MLS #: R150563A (Active) **List Price:** \$128,900

183 Roseland Avenue Seneca, PA 16346



TYPE: Residential	COUNTY: Venango
STYLE: One Story, Ranch	SCHOOL: Cranberry
ROOMS: 7	APX LOT SIZE: 100' x 224'
BEDROOMS: 3	LOT SQFT:
TOTAL BATHS: 1.5	APX ACRES: 0.51
FULL BATHS: 1	ZONING: R-2
HALF BATHS: 1	TAX LOCATION: Cranberry Twp-V
3/4 BATHS:	TAX MAP #: 08,041.-058D.-000
# LEVELS: 1	TAXES: 2555
YEAR BUILT: 1979	TAX YEAR: 2017
SQFT-TOTAL: 1510	ASSESSMENT: 113150

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: 0271 **PAGE:** 0549 **RESTRICTIVE COVENANTS:** Unknown **OGMT:** Unknown

CLEAN AND GREEN: No **WATER SOFTENER:** No **WATER SOFTENER OWNED:** **ROOF AGE:**
HEAT \$: 69.00 **ELECTRIC \$:** 0 **OTHER BUILDINGS:** Storage Shed
SQFT-L: 0 **SQFT-M:** 1510 **SQFT-U:** 0 **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	M	11'6" x 18'6"	1/2 Bath	M	4'11" x 5'2"
Dining Area	M	9'7" x 13'7"			
Kitchen	M	10'4" x 11'1"			
Family Room	M	13'5" x 19'3"			
Master Bedroom	M	10'3" x 14'2"			
Master Bath	M	4'10" x 7'10"			
Bedroom	M	11'3" x 11'6"			
Bedroom	M	11'7" x 10'11"			

APPLIANCES: Dishwasher, Microwave, Range, Refrigerator, W/D Hook Up

FEATURES: Cable TV Available, Deck, Electric-Circuit Break-100 Amp, Gas Fireplace, Paved Drive, Porch, Satellite Dish, Storage Shed

CONSTRUCTION: Wood Frame	HEAT: Hot Water
EXTERIOR: Vinyl	FUEL: Gas
ROOF: Composition	COOLING: Central
BASEMENT/FOUNDATION: Partial	WATER HEATER: Gas
GARAGE: 2 1/2 Car, Attached, Opener	SEWER: Public
	WATER: Public

PUBLIC REMARKS: Attractive vinyl-sided ranch with attached garage, 3 bedrooms, 1.5 baths, and 2 covered rear decks overlooking a spacious backyard. Convenient access to local shopping and restaurants.

DIRECTIONS: From VCCH, take Elk St. to 8th St. Turn left. Turn left onto Bredinsburg Rd. Follow Bredinsburg Rd. out to Routes 257 & E. State Rd. Stay on E. State Rd., passing The Log Cabin Restaurant. Turn right onto Disque, Turn left onto St. Charles St. . Take 2nd right onto Roseland Ave. Home on right.