

**MLS #: R150575A (Active) List Price: \$119,900**

114 Little Egypt Rd. Seneca, PA 16346



**TYPE:** Residential  
**STYLE:** One Story, Ranch  
**ROOMS:** 5  
**BEDROOMS:** 2  
**TOTAL BATHS:** 1.5  
**FULL BATHS:** 1  
**HALF BATHS:** 1  
**3/4 BATHS:**  
**# LEVELS:** 1  
**YEAR BUILT:** 1962  
**SQFT-TOTAL:** 1752

**COUNTY:** Venango  
**SCHOOL:** Cranberry  
**APX LOT SIZE:**  
**LOT SQFT:**  
**APX ACRES:** 0.6  
**ZONING:** R-2  
**TAX LOCATION:** Cranberry Twp-V  
**TAX MAP #:** 08,034.-050.-000  
**TAXES:** 2654  
**TAX YEAR:** 2017  
**ASSESSMENT:** 117540

**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:** 0717      **PAGE:** 0042      **RESTRICTIVE COVENANTS:** Unknown  
**CLEAN AND GREEN:** No      **OGMT:** Unknown

**WATER SOFTENER:** Yes      **WATER SOFTENER OWNED:** Yes      **ROOF AGE:** Unknown  
**HEAT \$:** 100.00      **ELECTRIC \$:** 0      **OTHER BUILDINGS:** Storage Shed

**SQFT-L:** 0      **SQFT-M:** 1752      **SQFT-U:** 0      **FIN BSMT SQFT:** 318

	Level:	Dimensions:		Level:	Dimensions:
Foyer	M	4'4" x 7'4"	Utility Room	M	8' x 14'4"
Living Room	M	15' x 27'	Family Room	U	13'3" x 23'11"
Dining Room	M	11' x 14'7"	Rec Room	U	15'6" x 38'
Kitchen	M	14'7" x 16'	Rec Room	U	0 x 0
Master Bedroom	M	13'1" x 14'6"	Rec Room	U	0 x 0
Bedroom	M	11'8" x 13'1"			
1/2 Bath	M	5'3" x 7'10"			
Full Bath	M	7'7" x 9'1"			

**APPLIANCES:** Dishwasher, Disposal, Dryer, Range, Refrigerator, W/D Hook Up, Washer

**FEATURES:** Antenna, Cable TV Available, Electric-Circuit Break-200 Amp, Paved Drive, Satellite Dish, Storage Shed, Wood Burn Fireplace

**CONSTRUCTION:** Wood Frame

**HEAT:** Hot Water

**EXTERIOR:** Brick, Vinyl

**FUEL:** Gas

**ROOF:** Composition

**COOLING:** Central

**BASEMENT/FOUNDATION:** Partial, Partial Finished

**WATER HEATER:** Electric

**GARAGE:** 2 Car, Attached, Opener

**SEWER:** Public

**WATER:** Public

**PUBLIC REMARKS:** Well-maintained brick & vinyl one-story home with attached 2-stall garage, central air conditioning, wood burning fireplace, 200-amp electric service, modern heating boiler, & storage shed. Situated in a popular Seneca location, this 2 bedroom, 1.5 bath home also has an eat-in kitchen, cedar closets, and a partially finished basement with large family room. This is a great home for downsizing or just starting out.

**DIRECTIONS:** From VCCH: Take Liberty St. Turn left on 8th St. Cross bridge. Turn left on Bredinsburg Rd. for approx. 7 miles. Turn left on Rt. 257 for approx. 1.24 miles. Turn left onto Little Egypt Rd. Subject is on left.