

**MLS #: R150554A (Active) List Price: \$215,000**

4 Shady Oak Lane Oil City, PA 16301



<b>TYPE:</b> Residential	<b>COUNTY:</b> Venango
<b>STYLE:</b> One Story, Ranch	<b>SCHOOL:</b> Oil City
<b>ROOMS:</b> 7	<b>APX LOT SIZE:</b>
<b>BEDROOMS:</b> 3	<b>LOT SQFT:</b>
<b>TOTAL BATHS:</b> 2	<b>APX ACRES:</b> 2.12
<b>FULL BATHS:</b> 2	<b>ZONING:</b> R-1
<b>HALF BATHS:</b>	<b>TAX LOCATION:</b> Oil City
<b>3/4 BATHS:</b>	<b>TAX MAP #:</b> 16,001.-003.-000
<b># LEVELS:</b> 1	<b>TAXES:</b> 4923
<b>YEAR BUILT:</b> 2013	<b>TAX YEAR:</b> 2017
<b>SQFT-TOTAL:</b> 1694	<b>ASSESSMENT:</b> 142570

**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:** 0460      **PAGE:** 0864      **RESTRICTIVE COVENANTS:** Unknown  
**CLEAN AND GREEN:** No      **OGMT:** Unknown

**WATER SOFTENER:** No      **WATER SOFTENER OWNED:**      **ROOF AGE:** 2013  
**HEAT \$:** 40      **ELECTRIC \$:** 0      **OTHER BUILDINGS:**  
**SQFT-L:** 0      **SQFT-M:** 1694      **SQFT-U:** 0      **FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	M	13' x 18'9"	Utility Room	M	6' x 9'3"
Dining Area	M	13' x 10'	Other	M	7'6" x 10'5"
Kitchen	M	12'10" x 14'			
Bedroom	M	10'4" x 12'11"			
Master Bedroom	M	14' x 13'			
Bedroom	M	9' x 10'4"			
Master Bath	M	8' x 12'10"			
Full Bath	M	5' x 8'9"			

**APPLIANCES:** Dishwasher, Disposal, Microwave, Range, Refrigerator, W/D Hook Up  
**FEATURES:** Cable TV Available, Deck, Electric-Circuit Break-200 Amp, Paved Drive, Porch, Satellite Dish

<b>CONSTRUCTION:</b> Modular	<b>HEAT:</b> Forced Air
<b>EXTERIOR:</b> Other	<b>FUEL:</b> Gas
<b>ROOF:</b> Composition	<b>COOLING:</b> Central
<b>BASEMENT/FOUNDATION:</b> Full, Walkout	<b>WATER HEATER:</b> Gas
<b>GARAGE:</b> 2 1/2 Car, Attached, Opener	<b>SEWER:</b> Public
	<b>WATER:</b> Public

**PUBLIC REMARKS:** Newer modular home situated on a large 2+ acre lot in a popular South Side Oil City area location. Features include 3 bedrooms, 2 full bathrooms, modern kitchen with center island, 2 1/2 stall attached garage with automatic opener, central air, and a walk-in closet in the Master Bedroom. Heat bill is at a reduced setting. Square footage of home obtained from public records.

**DIRECTIONS:** From VCCH, take Rt. 8 North to Oil City. Cross the 1st bridge. Turn right onto W. 1st Street. Turn left onto Mitchell Ave. At the top, turn right onto Bouquain Circle. Then turn right onto Shady Oak Lane. Property is on the right.