

MLS #: R151023S (Sold) List Price: \$72,500

7171 U.S. State Route 322 Cranberry, PA 16319

SOLD PRICE: \$70,000

CLOSING DATE: 3/1/2019



TYPE: Residential	COUNTY: Venango
STYLE: One Story, Ranch	SCHOOL: Cranberry
ROOMS: 5	APX LOT SIZE: 100' x 180'
BEDROOMS: 2	LOT SQFT:
TOTAL BATHS: 1	APX ACRES: 0.49
FULL BATHS: 1	ZONING: R-1
HALF BATHS:	TAX LOCATION: Cranberry Twp-V
3/4 BATHS:	TAX MAP #: 08,029.-010.-000 & 08,029.-009.-000
# LEVELS: 1	TAXES: 1200
YEAR BUILT: 1900	TAX YEAR: 2018
SQFT-TOTAL: 948	ASSESSMENT: 54310

LEGAL: (Agents) The following clause is required on all Agreements of Sale: Facsimile signatures shall have **ADDITIONAL TAX NUMBER:** the same force & effect as original signatures with reference to this Agreement & all associated documents. 08,029.-010.-000 & 08,029.-009.-000
DEED/ INST: 0242 0822 **RESTRICTIVE COVENANTS:** Unknown
CLEAN AND GREEN: No **OGMT:** Unknown

WATER SOFTENER: No	WATER SOFTENER OWNED:	ROOF AGE: Unknown
HEAT \$: 0	ELECTRIC \$: 0	OTHER BUILDINGS:
SQFT-L: 0	SQFT-M: 948	SQFT-U: 0
		FIN BSMT SQFT:

	Level:	Dimensions:		Level:	Dimensions:
Living Room	Main	14'10" x 14'11"			
Dining Room	Main	11'4" x 15'			
Kitchen	Main	8'2" x 14'2"			
Bedroom	Main	9'5" x 10'8"			
Bedroom	Main	9'5" x 17'8"			
Full Bath	Main	6'2" x 9'2"			

APPLIANCES: W/D Hook Up	HEAT: Electric BB
FEATURES: Cable TV Available, Electric-Circuit Break-100 Amp, Laminate, Porch	FUEL: Electric
CONSTRUCTION: Wood Frame	COOLING: None
EXTERIOR: Vinyl Siding	WATER HEATER: Gas
ROOF: Composition	SEWER: Public Sewer
BASEMENT/FOUNDATION: Partial	WATER: Public
GARAGE: 2 Car, Detached, Over Size	

PUBLIC REMARKS: If you like both the Country and the City, you might want to check this property out! You can buy your groceries and have a dinner out within mere minutes of your home! This vinyl-sided 2 bedroom / 1 bath house sits on approximately 1/2 acre total and has recently been remodeled. It has (2) enclosed porches and a detached 2-car garage. This home provides a great option for someone wishing to buy his/her first home or who is ready to downsize. The 2nd lot is 0.25 acre (making the total almost 1/2 acre for the entire property) and the Assessment Map # for the extra lot is: 08,029.-009.-000.

DIRECTIONS: VCCH: Liberty Street to Rt. 322 East, approx. 1/4 mi on left past intersection of Rt. 322 and Rt. 257 in Village of Cranberry.