

MLS #: R151958S (Sold)

List Price: \$109,500

237 Washington St Franklin, PA 16323

**SOLD PRICE:** \$97,250

**CLOSING DATE:** 4/29/2019



**TYPE:** Residential  
**STYLE:** Cape Cod  
**ROOMS:** 7  
**BEDROOMS:** 3  
**TOTAL BATHS:** 2  
**FULL BATHS:** 2  
**HALF BATHS:**  
**3/4 BATHS:**  
**# LEVELS:**  
**YEAR BUILT:** 1967  
**SQFT-TOTAL:** 1280

**COUNTY:** Venango  
**SCHOOL:** Franklin  
**APX LOT SIZE:**  
**LOT SQFT:**  
**APX ACRES:** 1  
**ZONING:** Residential  
**TAX LOCATION:** Franklin  
**TAX MAP #:** 10,316.-031...-000  
**TAXES:** 3067.89  
**TAX YEAR:** 2018  
**ASSESSMENT:** 87040.0  
**ADDITIONAL TAX NUMBER:** 10,316.-031...-000  
**RESTRICTIVE COVENANTS:** Unknown  
**OGMT:** Unknown

**LEGAL:**

**DEED/ INST:** 681/504

**CLEAN AND GREEN:** No

**WATER SOFTENER:** No

**HEAT \$:** \$52.00

**WATER SOFTENER OWNED:**

**ELECTRIC \$:** 0

**ROOF AGE:**

**OTHER BUILDINGS:**

**SQFT-L:** 0

**SQFT-M:** 768

**SQFT-U:** 512

**FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	Main	11'4" X 15'7"	Bedroom	Upper	8'8" X 13'10"
Dining Room	Main	9'3" X 11'5"	Bedroom	Upper	8'2" X 10'2"
Kitchen	Main	11'4" X 11'6"	Bedroom	Upper	13' X 22'7"
Family Room	Main	10'10" X 11'4"	Full Bath	Upper	7' X 7'4"
Full Bath	Main	5' X 8'			

**APPLIANCES:** Dishwasher, Disposal, Range, Refrigerator

**FEATURES:** Cable TV Available, Deck, Electric-Circuit Break-100 Amp, Gas Fireplace, Paved Drive

**CONSTRUCTION:** Wood Frame

**EXTERIOR:** Vinyl Siding

**ROOF:** Composition

**BASEMENT/FOUNDATION:** Other

**GARAGE:** 2 Car

**HEAT:** Forced Air

**FUEL:** Gas

**COOLING:** None

**WATER HEATER:** Electric

**SEWER:** Public Sewer

**WATER:** Public

**PUBLIC REMARKS:** Very well-maintained one- owner home in move-in condition. Large master bedroom, 2 full bathrooms, & gas fireplace. 2-car detached garage. Large deck overlooking spacious 1 acre lot. Street has low traffic noise. Possession 30 days after settlement. Property assessment subject to change. PLEASE REMOVE SHOES BEFORE WALKING THROUGH HOME.

**DIRECTIONS:** VCCH: Liberty St; right on 13th St. to end at traffic light; then straight on Meadville Pike; just past cemetery turn left on Washington St; subject property on left.