

**DAUGHERTY BROTHERS REAL ESTATE  
REAL ESTATE CONSULTANTS**

235 Seneca Street  
Oil City, PA 16301  
Phone (814) 677-1214

1190 Elk Street  
Franklin, PA 16323  
Phone (814) 432-3166



**310 Cowell Avenue, Oil City**

<b>FOYER: 8' x 9'5"</b>	<b>HEATING: Gas Forced-Air Furnace with Central Air</b>
<b>LIVING ROOM: 13'2" x 19'10"</b>	<b>HEAT BILL: \$86.00 (Budget Billing)</b>
<b>DINING ROOM: 11'3" x 13'5"</b>	<b>BASEMENT: Estimated 100% / Unfinished</b>
<b>MODERN KITCHEN: 9'1" x 14'4"</b>	<b>FIREPLACE: Living Room</b>
<b>KITCHEN NOOK: 3'6" x 9'7"</b>	<b>GARAGE: 1-Car Integral and Paved Off- Street Parking</b>
<b>STORAGE ROOM: 10'6" x 10'8"</b>	<b>LOT SIZE: 62' x 104' (0.15 acre +/-)</b>
<b>BAY WINDOW: 7'6" X 12'4"</b>	<b>WATER SUPPLY: City SEPTIC SUPPLY: City</b>
<b>3 BEDROOMS: 9'2" x 24'4" 2<sup>nd</sup> Floor 10' x 20'2" 2<sup>nd</sup> Floor 11' x 23' irregular / 3<sup>rd</sup> Floor</b>	<b>TAXES: \$2,717.17 SQUARE FOOTAGE: 1,754 +/-</b>
<b>2 BATHROOMS: 6'9" x 10'9" 2<sup>nd</sup> Floor 4'3" x 4'9" 3<sup>rd</sup> Floor</b>	<b>ATTIC: Includes 1 Bedroom &amp; ½ Bathroom</b>

**MISCELLANEOUS: Adorable Two- Story Brick home with replacement windows and beautiful natural woodwork located in a desirable South Side location.**

**PRICE: \$ 114,000.00**

**NO LIABILITY IS ASSUMED BY DAUGHERTY BROTHERS REAL ESTATE FOR ERRORS OR OMISSIONS. ALL PROPERTIES ARE SUBJECT TO PRIOR CHANGES WITHOUT NOTICE.**