

**MLS #: R154593A (Active) List Price: \$104,500**

**404 Cowell Avenue Oil City, PA 16301**



**Type:** Residential  
**Style:** Two Story  
**Rooms:** 9  
**Bedrooms:** 4  
**Total Baths:** 2  
**Full Baths:** 1  
**Half Baths:** 1  
**3/4 Baths:** 1  
**# Levels:** 2.0  
**Year Built:** 1920  
**SqFt-Total:** 2792

**County:** Venango  
**School:** Oil City  
**Apx Lot Size:** 50'x144'  
**Lot SqFt:** 7200  
**Apx Acres:** 0.1700  
**Zoning:** R-1  
**Tax Location:** Oil City  
**Tax Map #:** 16,025.-071..-000  
**Taxes:** 3126.00  
**Tax Year:** 2020  
**Assessment:** 90530

**Legal:** The Seller will convey to the Buyer any rights to the property that the Seller owns on Settlement Date. Square footage area obtained from public records. Taxes are based on the current assessment, subject to change. **Additional Tax Number:**

**Deed/ Inst:** 0780-0048 **Restrictive Covenants:** Unknown  
**Clean and Green:** No **OGMT:** Unknown  
**Water Softener:** No **Water Softener Owned:** **Roof Age:** unknown  
**Heat \$:** 108 Budget **Electric \$:** 0.00 **Other Buildings:** N/A  
**SqFt-L:** 1396 **SqFt-M:** 1396 **SqFt-U:** 1396 **Fin Bsmt SqFt:**

	Level	Dimensions		Level	Dimensions
Living Room	Main	15'4"x21'	Master Bedroom	Upper	14'4"x17'8"
Dining Room	Main	13'9"x15'4"	Bedroom	Upper	13'1"x14'4"
Kitchen	Main	11'11"x17'5"	3/4 Bath	Upper	4'6"x8'4"
Bedroom	Main	9'7"x13'4"			
Bedroom	Main	12'10"x13'5"			
Full Bath	Main	5'4"9'3"			
Family Room	Main	14'9"x20'11"			
Den	Main	8'7"x13'1"			

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, W/D Hook Up  
**Features:** Cable TV Available, Deck, Green Features, Main Level Bedroom, Porch, Security System, Shared Private Drive, Wood Burn Fireplace

**Construction:** Wood Frame **Heat:** Forced Air  
**Exterior:** Brick **Fuel:** Gas  
**Roof:** Composition **Cooling:** Central  
**Basement/Foundation:** Full, Walkout **Water Heater:** Gas  
**Garage:** 2 Car, Opener, Under, Other **Sewer:** Public Sewer  
**Water:** Public

**Public Remarks:** Cozy California-style bungalow featuring large rooms for entertaining. Family Room was added at rear of home. Large covered front porch and partially-covered side deck. 2nd floor bedroom has an additional room measurement of 7'1" x 11'9". Garage is a 2-car tandem integral. Home has a security system. Shared driveway. Driveway agreement available.

**Directions:** VCCH: Liberty Street; turn left on Route 8 to Oil City; 1st light turn right (cross bridge); 2nd light turn right (W. 1st Street); turn left onto Cowell Avenue; subject on right.

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