

MLS #: R152826S (Sold)

List Price: \$79,000

439 Buttermilk Hill Road Franklin, PA 16323

SOLD PRICE: \$79,000

CLOSING DATE: 8/27/2019



**TYPE:** Residential  
**STYLE:** One Story, Ranch  
**ROOMS:** 4  
**BEDROOMS:** 1  
**TOTAL BATHS:** 1  
**FULL BATHS:**  
**HALF BATHS:**  
**3/4 BATHS:** 1  
**# LEVELS:** 1  
**YEAR BUILT:** 1987  
**SQFT-TOTAL:** 936

**COUNTY:** Venango  
**SCHOOL:** Franklin  
**APX LOT SIZE:** 2 acres  
**LOT SQFT:**  
**APX ACRES:** 2  
**ZONING:** N/A  
**TAX LOCATION:** Canal Twp  
**TAX MAP #:** 02,005.-009B.-000  
**TAXES:** 1295.63  
**TAX YEAR:** 2019  
**ASSESSMENT:** 51420

**LEGAL:**

**DEED/ INST:** 2013/2305  
**CLEAN AND GREEN:** No

**ADDITIONAL TAX NUMBER:**  
**RESTRICTIVE COVENANTS:** Unknown  
**OGMT:** Unknown

**WATER SOFTENER:** No  
**HEAT \$:** 100.00

**WATER SOFTENER OWNED:**  
**ELECTRIC \$:** 0

**ROOF AGE:** 7 +/-  
**OTHER BUILDINGS:** Storage Building

**SQFT-L:** 0

**SQFT-M:** 936

**SQFT-U:** 0

**FIN BSMT SQFT:**

	Level:	Dimensions:		Level:	Dimensions:
Living Room	Main	17'7"x25'3"			
Dining Area	Main	8'x10'			
Kitchen	Main	10'3"x11'9"			
Bedroom	Main	13'x13'6"			
3/4 Bath	Main	6'6"x11'8"			
Sun Room	Main	9'6"x15'2"			

**APPLIANCES:** Dryer, Range, Refrigerator, W/D Hook Up, Washer

**FEATURES:** Cable TV Available, Electric-Circuit Break-100 Amp, Storage Shed

**CONSTRUCTION:** Wood Frame

**EXTERIOR:** Other

**ROOF:** Composition

**BASEMENT/FOUNDATION:** Crawl

**GARAGE:** 2 Car, Detached, Opener

**HEAT:** Space Heater

**FUEL:** Propane

**COOLING:** Room

**WATER HEATER:** Electric

**SEWER:** Septic System

**WATER:** Well

**PUBLIC REMARKS:** This is a unique one-floor property that offers privacy on approximately 2 acres. It features a nice home with sunroom, large 2-car garage and an additional storage building (or garage). Reasonable taxes. If you like the country, check out this property. Propane heat bill is estimated. Square footage is from county records.

**DIRECTIONS:** VCCH: Liberty St; Right on 13 St.; Left on Grant St. (Rt. 322 West); Left on Sugarcreek Drive; Right on Buttermilk Hill Road; subject property on Right.