

**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

9 Smedley Street, Oil City, PA 16301

FAMILY ROOM: 15'3" x 17'6"	HEATING: Gas Forced-Air Furnace (new)
LIVING ROOM: 12' x 14' (Gas Fireplace)	HEAT BILL: \$93.00 on Budget Plan
DINING ROOM: 11'4" X 12'4"	BASEMENT: 75% / Not Finished
KITCHEN: 10'9" x 11'	FIREPLACE: Gas in Living Room
BATH (s): 5'7" x 7'6" (1 st Floor) 8' x 8'6" (2 nd Floor)	GARAGE: 2-car detached with automatic overhead door (access from alley)
BEDROOMS: 11'4" x 11'3" 11'3" x 12'10" (Master) 11'3" x 13'9"	LOT SIZE: 37' x 140' (0.12 acre +/-)
DORM-STYLE BEDROOM: 8'3" x 29' (Attic)	WATER SUPPLY: Municipal
FOYER: 10'3" X 12'	SEPTIC SYSTEM: Municipal
<i>Vinyl-sided South Side 3 Bedroom & 2 Bath home with 2-car detached garage. Excellent attic storage, modern Kitchen, new gas forced-air furnace, many replacement windows. Roof is approximately 10 years old.</i>	TAXES: \$ 2,833.54

PRICE: \$ 69,500.

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