

Sold Price: \$40,000

Closing Date: 12/1/2021



Type: Residential	County: Venango
Style: Mobile Home	School: Cranberry
Rooms: 5	Apx Lot Size: 100' x 218'
Bedrooms: 3	Lot SqFt: 21800
Total Baths: 2	Apx Acres: 0.5000
Full Baths: 1	Zoning: Not Zoned
Half Baths:	Tax Location: Pinegrove Twp-V
3/4 Baths: 1	Tax Map #: 18,005.-006..-000
# Levels: 1.0	Taxes: 1294.53
Year Built: 1999	Tax Year: 2020
SqFt-Total: 1080	Assessment: 60650

Legal: Possession to be determined. Real Estate Taxes based on assessed value & subject to change. Square footage area obtained from public records. Additional Tax Number:

Deed/ Inst: 0469/ 0608 Restrictive Covenants: Unknown

Clean and Green: No OGMT: Unknown

Water Softener: Yes Water Softener Owned: No Roof Age: Unknown

Heat \$: 48.00/ Budget Electric \$: 55.00 Other Buildings: No

SqFt-L: 0 SqFt-M: 1080 SqFt-U: 0 Fin Bsmt SqFt: 0

	Level	Dimensions		Level	Dimensions
Living Room	Main	14'x15'9"	Kitchen	Main	11'1"x11'2"
Master Bedroom	Main	12'5"x13'3"	Bedroom	Main	9'4"x10'2"
Bedroom	Main	9'3"x12'5"	Master Bath	Main	7'2"x7'8"
Full Bath	Main	5'1"x7'4"	Laundry Room	Main	5'x7'3"

Appliances: Dryer, Range, Refrigerator, W/D Hook Up, Washer

Features: Cable TV Available, Electric-Circuit Break-100 Amp, Main Level Bedroom, Porch, Skylights

Construction: Steel Frame/Mfg	Heat: Forced Air
Exterior: Vinyl Siding	Fuel: Gas
Roof: Composition	Cooling: Central
Basement/Foundation: Piers	Water Heater: Gas
Garage: 1 1/2 Car, Detached, Opener	Sewer: Holding Tank, Septic System
	Water: Well

Public Remarks: Very attractive 1-story double-wide with 3 bedrooms, 2 bathrooms, modern kitchen, nice floorplan, skylights and central-air conditioning! Note: room sizes are approximate and subject to verification. NOTE: septic system has holding tanks which require pumping out from time-to-time, depending upon use of system.

Directions: From VCCH to Oil City via Rt. 8N, right on Petroleum St. (bridge), left on W. First St., straight through to Rt. 62 (4 lanes), left at fork onto Riverside Dr., right at fork onto Rt. 157, 5.3 miles, left onto McPherson Rd., subject on left side 0.4 mile.

Information Herein Deemed Reliable but Not Guaranteed