

**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



701 Allegheny Avenue, Oil City, PA 16301

LIVING ROOM: 12' x 25'4"	HEATING: Gas Forced-Air
DINING ROOM: 10'10" x 13'1"	HEAT BILL: \$66.00 Budget Billing
KITCHEN: 10'10" x 11'8"	BASEMENT: Full with No Finish
SUNROOM: 8'6" x 10'6"	GARAGE: 1-Car Underneath
3 BEDROOMS: 10'10" x 13'2" (Pink Carpet) (3 Closets) 8'6" x 9'10" (Beige Carpet) 12' x 13'2" (Wallpaper)	DRIVEWAY: Blacktop & Gravel
BATHROOM: 7' x 9'9"	HOUSE LOT SIZE: 132' x 65' +/- (0.20 acre)+/- 'EXTRA LOT' SIZE: 124' x 240'+/- (0.68 acre)+/-
WATER SUPPLY: City	SEPTIC SUPPLY: City
TAXES HOUSE: \$1,782.44 TAXES LOT: \$ 195.09 TOTAL: \$1,977.53	PORCHES: Rear Deck ROOF: Recent SQUARE FOOTAGE: 1,320 +/- Via County Records

MISCELLANEOUS: Attractive 2-story brick home in a semi-private location.
Large rear deck, modern kitchen and bathroom.
Sunroom off of living room. Large lot within city limits.

PRICE: \$ 89,500.

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