

**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



152 W. 3rd Street, Oil City, PA 16301

FOYER: 3'3" x 3'9"	HEATING: Gas Forced-Air with Air Conditioning
LIVING ROOM: 12'11" x 24'4" (Gas Fireplace)	HEAT BILL: \$60.00 Budget Billing (at reduced setting)
DINING ROOM: 12'10" x 13'4"	BASEMENT: Partial with No Finish
KITCHEN: 13' x 14'6"	FIREPLACE: Gas in Living Room
POWDER ROOM: 5'2" x 8'	GARAGE: 4-stall in alley with off-street parking in front
SUN ROOM: 8'5" x 15'8"	LOT SIZE: 45' x 158' or 0.16 acre +/-
3 BEDROOMS: 12'11" x 13'10" 12'11" x 13'10" 9'5" x 13'11"	WATER SUPPLY: City
FULL BATH 2ND FLOOR: 6'1" x 11'6" FULL BATH 3RD FLOOR: 6'10" x 9'	SEPTIC SYSTEM: City
3 EXTRA ROOMS 3RD FLOOR: 5'7" x 10'1" 6'10" x 9'10" 13'6" x 14'	TAXES: \$ 2,678.15 PORCHES: Front Stoop and Rear Deck

MISCELLANEOUS: recent furnace, modern kitchen, electric circuit breakers, hardwood floors.

PRICE: \$ 59,500.

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