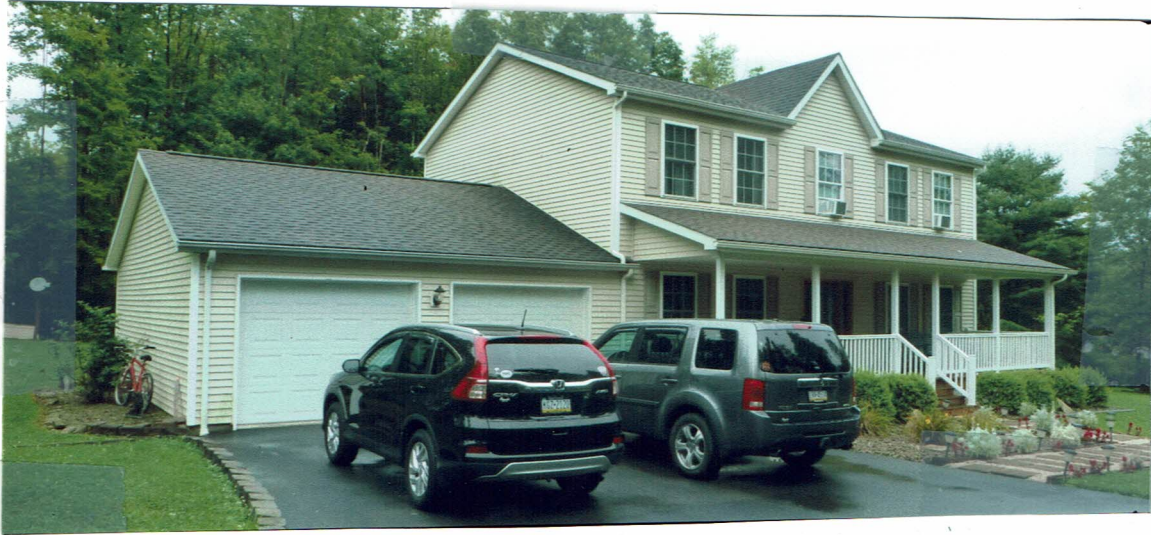


**DAUGHERTY BROTHERS REAL ESTATE
REAL ESTATE CONSULTANTS**

235 Seneca Street
Oil City, PA 16301
Phone (814) 677-1214

1190 Elk Street
Franklin, PA 16323
Phone (814) 432-3166



**121 Flagstone Drive, Kennerdell, PA 16374
(Rockland)**

FOYER: 4'11" x 13'8"	HEATING: Gas Hot Water
LIVING ROOM: 13'1" x 15'	BASEMENT: Full with Partial Finish (Family Room)
DINING ROOM: 12'3" x 13'	ROOF: shingle
KITCHEN WITH DINING AREA: 13'1" x 32'10"	PORCHES: Covered Front Porch/ Rear Deck
POWDER ROOM 1ST FLOOR: 5'4" x 5'6"	GARAGE: 2-Car Attached with Automatic Door
4 BEDROOMS on 2nd Floor: Master Bedroom: 13'1" x 17'11" (walk-in closet) Empty Bedroom: 10'8" x 12'8" Bedroom w/Desk: 12'3" x 13'1" Son's Bedroom: 9'3" x 10'10"	WATER: Well approximately 148' deep SEPTIC: Septic Tank – Sand Mound GAS COMPANY: UGI ELECTRIC COMPANY: Central Electric ELECTRIC SERVICE: 200 amps on Circuit Breakers
2 FULL BATHS ON 2ND FLOOR: Master Bathroom: 8'3" x 8'10" Hall Bathroom: 9'6" X 9'7"	LOT SIZE: Approximately 3.80 acres SCHOOL DISTRICT: Cranberry HOME STYLE: Modular/ 2,240 square feet
FAMILY ROOM BASEMENT: 22'2" x 25'9"	TAXES: \$3,339.10

PRICE: \$ 295,000.00

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