

Sold Price: \$44,000

Closing Date: 3/31/2022



# Units: 2	County: Venango
# Levels: 2.0	School: Valley Grove
SqFt-Total: 1248	Apx Lot Size: 50' x 135'
Year Built: 1900	Lot SqFt:
# Parking: 2.00	Apx Acres: 0.1500
Parking Available: Yes	Zoning: R-2 Urban
	Tax Location: Sugarcreek Boro
	Tax Map #: 28,012.-193..-000
	Taxes: 856.78
	Tax Year: 2021
	Assessment: 36380

Legal: Square footage area is obtained from public records. Taxes are based upon the current assessment and are subject to change. Additional Tax Number:

Deed/ Inst: 0032/ 0174 Restrictive Covenants: Unknown Clean and Green: No

OGMT: Unknown

Water Softener: No Water Softener Owned: Roof Age:

Electric \$: 0.00 Heat \$: 0

Water Expense: 92.00 Insurance Expense: 0.00 Total Expense: 0.00

	Rent	Level	Apx SqFt	Rooms	Bedrooms	Baths	Stove	Refrigerator	Leased	Income
Unit 1	400	1		5	2					
Unit 2	350	2								
Unit 3										
Unit 4										
Unit 5										
Unit 6										
Unit 7										
Unit 8										
Unit 9										
Unit 10										
Unit 11										
Unit 12										

#EleMtrs: 2 #GasMtrs: 1 #WtrMtrs: 0 #HtgSys: 2 #WtrHtr: 2

Rent Includes: Water

Features: Porch, Satellite Dish, Wood Floors

Construction: Wood Frame	Heat: Electric BB, Forced Air
Exterior: Vinyl Siding	Fuel: Electric, Gas
Roof: Composition	Cooling: None
Basement/Foundation: Partial, Walkout	Water Heater: Electric, Gas
	Water: Public
	Sewer: Public Sewer

Public Remarks: Convenient location near schools. Covered porches. Deep lot. This duplex could be a good investment property at a reasonable price. Currently landlord pays for water and sewage. Monthly water fee includes both units in one bill. (\$92.00). \$42.00 sewage for each unit on a separate bill.

Listing Office: Daugherty Bros R.E. OC (#:6)	Listing Agent: James Daugherty (#:3)
Main: (814) 677-1214	Contact #: (814) 432-3166
Fax: (814) 677-1218	Agent Email: <a href="mailto:dbrosre@usachoice.net">dbrosre@usachoice.net</a>
Office Corporate License: RB040385A	License Number: RM023106A

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