

Sold Price: \$125,000

Closing Date: 3/3/2022



Type: Residential	County: Venango
Style: Two Story	School: Valley Grove
Rooms: 7	Apx Lot Size: 46' x 136'
Bedrooms: 3	Lot SqFt: 6256
Total Baths: 2	Apx Acres: 0.1400
Full Baths: 1	Zoning: R-2
Half Baths: 1	Tax Location: Sugarcreek-V
3/4 Baths:	Tax Map #: 28,012.-146.-000
# Levels: 2.0	Taxes: 1322.61
Year Built: 1902	Tax Year: 2021
SqFt-Total: 1168	Assessment: 56160

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: 2021/ 4114 Restrictive Covenants: Unknown

Clean and Green: No OGMT: Unknown

Water Softener: No Water Softener Owned: Roof Age:

Heat \$: 67.00 Electric \$: 0.00 Other Buildings:

SqFt-L: 584 SqFt-M: 584 SqFt-U: 584 Fin Bsmt SqFt:

	Level	Dimensions		Level	Dimensions
Living Room	Main	11'10" x 15'2"	Full Bath	Upper	6' x 9'2"
Dining Room	Main	11'11" x 12'8"			
Kitchen	Main	11' x 13'5"			
1/2 Bath	Main	2'10" x 6'			
Utility Room	Main	8'4" x 9'8"			
Bedroom	Upper	8'3" x 12'			
Bedroom	Upper	8'11" x 11'10"			
Bedroom	Upper	10'10" x 11'1"			

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

Features: Cable TV Available, Electric-Circuit Break-100 Amp, Porch

Construction: Wood Frame	Heat: Forced Air
Exterior: Aluminum Siding, Other	Fuel: Gas
Roof: Composition	Cooling: None
Basement/Foundation: Full	Water Heater: Electric
Garage: 2 Car, Detached, Opener	Sewer: Public Sewer
	Water: Public

Public Remarks: Attractive 2 story home with detached 2-car garage. Covered front porch and covered rear porch. Large basement, gas forced-air furnace. Circuit breakers. First floor laundry room (including washer & dryer). Formal dining room (or TV room), living room, kitchen with appliances, 3 bedrooms and 1 1/2 baths. (Appliances are conveyed in "As Is" condition). This is a turn-key home. Just turn the key and move in. Reasonable taxes. Located on a 'low-traffic' street.

Directions: VCCH: Liberty Street; Right on 13th Street; Right on Rocky Grove Avenue; Left on North Front Street (blinker light); Left on McCalmont Street; subject property on Left.

Information Herein Deemed Reliable but Not Guaranteed