

**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

109 W. Front Street, Oil City, PA 16301

FOYER: 5'4" x 13'6" - 1 st Floor	UTILITIES: Separate Gas & Electric Meters
LIVING ROOM: 12'2" x 14'6" - 1 st Floor 12' x 15' - 2 nd Floor	RENTAL AMOUNTS: \$ 475.00/Month 1 st Floor - Vacant * \$ 375.00/Month 2 nd Floor - Rented* (the Tenants pay for Gas & Electricity) * (Includes Water/Sewage/Recycling)
DINING ROOM: 12'2" x 13'11" - 1 st Floor	PORCHES: Covered Front & Covered Side
KITCHEN: 11'7" x 13'4" - 1 st Floor 9' x 11'8" - 2 nd Floor	ATTIC: Steps Up & Floored 2 Extra Rooms for Storage
4 BEDROOMS: 10'6" x 13' - 1 st Floor 8'6" x 13' - 1 st Floor 11' x 13'9" - 2 nd Floor 7' x 9'8" - 2 nd Floor	SPECIAL FEATURES: <i>Location near library, stores, & restaurants. Low-maintenance aluminum siding. Washer & Dryer hook-ups on 1st Floor. This home is being sold in "AS IS" condition, with no warranty.</i>
2 BATHS: 5'6" x 8' - 1 st Floor 6' x 8' - 2 nd Floor	LOT SIZE: 39' x 80' (0.07 acre)
HEATING: Gas Forced-Air & Space Heaters	WATER SUPPLY: City SEPTIC SYSTEM: City
HEAT BILL: 1 st Floor: \$135.00/Month Budget 2 nd Floor: \$35.00/Month Budget	GARAGE: None DRIVEWAY: Off-Street Parking
BASEMENT: Estimated 100%/ Not Finished Earth & Cement Floor	REAL ESTATE TAXES: \$ 861.52/Year

PRICE: \$ 39,500.00

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