

**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



704 Congress Hill Road, Franklin, PA 16323

LIVING ROOM: 12' x 18'7"	ELECTRIC: Central Electric GAS: National Fuel Gas
<u>KITCHEN (Built by Asel) & DINING AREA:</u> 16'7" x 18'11"	LOT SIZE: Approximately 230' x 200'
<u>3 BEDROOMS:</u> 12'x14'10" (2 Closets) 11'8"x12'2" (Green) 10'2"x10'5" (Smaller)	<u>BASEMENT:</u> (Estimated 100% / Estimated 80% Finished) ¾ Bath: 5'7"x7'7" Family Room: 14'3"x38' + 12'x14'8" Pool & Ping Pong Tables are Included with Sale
BATH: 7'10" x 10'	HOT WATER TANK: Gas 40 Gallons (2013)
FLOORING: Carpet INTERIOR CEILINGS: Drywall INTERIOR WALLS: Drywall	HEATING: Hot Water Heat (Approximately 2010) HEAT BILL: \$116.00 Budget ROOF: 2016 Composition Shingle
FOUNDATION: Cement Block	TAXES: \$ 1,800.44.
GARAGE: 2-car with Auto Door WATER SUPPLY: Municipal SEPTIC SUPPLY: Municipal	<u>SPECIAL FEATURES:</u> Quiet location, public water & sewer, low-maintenance vinyl exterior siding, near public schools, lot size, reasonable taxes, replacement windows, 3 heating zones.

PRICE: \$ 175,000.00

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