

MLS #: R158482A (Active) List Price: \$119,900

725 Wilson Avenue Franklin, PA 16323



**Type:** Residential  
**Style:** 1.5 Story  
**Rooms:** 4  
**Bedrooms:** 2  
**Total Baths:** 1  
**Full Baths:** 1  
**Half Baths:** 3/4  
**Baths:** 3/4  
**# Levels:** 1.0  
**Year Built:** 1959  
**SqFt-Total:** 1,272  
**ANSI:** No

**County:** Venango  
**School:** Valley Grove  
**Apx Lot Size:** 50' x 125'  
**Lot SqFt:** 6,250  
**Apx Acres:** 0.14  
**Zoning:** R-2 Urban Re  
**Tax Location:** Sugarcreek Boro  
**Tax Map #:** 28,012.-043..-000  
**Taxes:** 1268.77  
**Tax Year:** 2023  
**Assessment:** 51070

**Legal:** Square Footage Area is obtained from public records. Real Estate Taxes are based upon the current assessment and are subject to change. **Additional Tax Number:**

**Deed/ Inst:** 2020/ 2448

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** No

**Water Softener Owned:**

**Roof Age:**

**Heat \$:** 62.00

**Electric \$:** \$0.00

**Other Buildings:**

**SqFt-L:** 1,272

**SqFt-M:** 1,272

**SqFt-U:** 597

**Fin Bsmt SqFt:** 0

	Level	Dimensions	Level	Dimensions
Living Room	Main	14'3" x 14'6"		
Kitchen	Main	9'3" x 17'7"		
Bedroom	Main	11'2" x 13'1"		
Bedroom	Main	9'2" x 11'2"		
Full Bath	Main	4'11" x 7'10"		

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

**Features:** Cable TV Available, Deck, Electric-Circuit Break-100 Amp, Paved Drive, Porch, Wood Floors

**Construction:** Wood Frame

**Heat:** Forced Air

**Exterior:** Other

**Fuel:** Gas

**Roof:** Composition

**Cooling:** None

**Basement/Foundation:** Full, Walkout

**Water Heater:** Gas

**Garage:** 1 Car, Opener, Under

**Sewer:** Public Sewer

**Water:** Public

**Public Remarks:** A home like this one is a pleasure to show. There is a large basement with garage, circuit breakers, a recent furnace, & a laundry area. The main floor has a very nice kitchen with appliances, 2 bedrooms, & a modern bath. There is a very large unfinished area on the 2nd floor that could be a huge bedroom or multiple rooms. Other amenities include: a covered front porch, deck, very nice rear yard, newly-paved off-street parking area, & a new roof to be installed. Ask agent about driveway access.

**Directions:** VCCH: Liberty St; turn Right on 13th St.; turn Right on Rocky Grove Ave to blinker light; Left @ blinker light; Right on Wilson Ave.; subject property on Left.

Information Herein Deemed Reliable but Not Guaranteed