Residential

MLS **135788** Status **Active**

Address **223 Maple Avenue**

Price $179,000

Town/City	**Oil City**	DOM	**628**
State	**PA**	Variable Rate	**No**
Zip	**16301**	Listing Type	**ERS**
Taxing Location	**Oil City**	Reference #	**7278**
County	**Venango**	Lock Box	**No**
Agent Owned	**No**	Internet Display	**Yes**
School	**Oil City**	Address Withheld	**No**
Tax Map #	**16,054.-015**		
Book	**371**		
Page	**699**		
Tax Year	**2007**		
Taxes	**$4,780**		
Assessment	**$150,440**		

Photos Documents Map

Lot Size	**1.62 aces per courthouse**
Acres-Total	**1.62**
OGMT	**Unknown**
OGMT Describe	**Unknown**
Water	**Public**
Sewer	**Public**
Restrictive Cov.	**Unknown**
Wtr Htr	**Gas**
Water Softener	**No**
Water Softener	**No**
Other Buildings	**none**
Occupancy	**Occupied**

Room	Lv	Room Dimensions
Foyer	**M**	**6'x9'**
Living Room	**M**	**17'x29'6**
Dining Room	**M**	**13'6x16'**
Kitchen	**M**	**14'x14'**
Sunroom	**M**	**10'x30'**
Bedroom	**U**	**12'x13'**
Bedroom	**U**	**15'x17'**
Full Bath	**U**	**9'x10'**
Bedroom	**L**	**15'x17'**
Bedroom	**L**	**12'x12'**
Full Bath	**L**	**9'x10'**
Family Room	**L**	

Owner	**See legal**
Additional Owner	**223 Maple Avenue, Oil City, PA 16301**
Zoning	**R-1**
Year Built	**1944**
Levels #	**3.0**
Rooms	**8**
Bedrooms	**4**
Baths	**2.00**
Prop Type	**Residential**
SqFt-L	**720**
SqFt-M	**1,576**
SqFt-U	**720**
SqFt-Total	**3,016**
Construction	**Masonry**
Exterior	**Block**
Roof	**Other**
Roof Age	**10 year**
Style	**Multi-Level**
Heat	**Forced Air**
Heat $	**288**
Electric	**$**
Fuel	**Gas**
Cooling	**Central**
Basement/Found	**Partial, Partial Finished**
Garage	**2 Car, Attached**
Appliances	**Dishwasher, Range, Refrigerator**
Features	**Cable TV Available, Elect-Circuit Break-100 Amp, Gas Fireplace, Paved Drive, Wood Burn Fireplace, Wood Floors**
Status Comments	**Shown by Appointment**

Public Remarks **California Contemporary built around 1940. Multi levels offers spacious rooms, owner recently spent $50,000 on new kitchen, new furnace w/central air, new electric service, new high efficiency windows & new blacktop driveway. Partial basement with charming family room & 1/2 bath (not in sq.footage) Great view of Allegheny Valley. Exterior will be painted summer of 2008**

Legal **OWNERS: Dennis E. Beaver & Barbara A. Knapp. Taxes based on assessed value, subject to change. POSS: 30 days after close. Square footage per courthouse records.**

Directions **From V.C. Courthouse follow Route 8 North to Oil City, turn right onto Center St, turn left onto Plummer St, then right onto Maple Avenue, property is on the right.**

SAC **2.5-3%** BBC **2.5-3%** TL **0** Co-List Agent

Listing Agent **Dale Wilson** Agent Phone **(814) 437-7954**

Listing Office **Dale Wilson Real Estate** Office Phone **(814) 437-7954** Co-List Office

Selling Price	Sold Financing	Closing Date
Selling Agent	Agent Phone	Co-Sell Agent
Selling Office	Office Phone	Co-Sell Office
Concessions		