

Residential

MLS 138418

Status Active

Address 0 Truitt Road

Price \$154,900



| | | | |
|---------------------|--|------------------|-------------|
| Town/City | Kennerdell | DOM | 158 |
| State | PA | Variable Rate | No |
| Zip | 16374 | Listing Type | ERS |
| Taxing Location | Scrubgrass Twp | Reference # | 7357 |
| County | Venango | Lock Box | No |
| Agent Owned | No | Internet Display | Yes |
| School | A-C Valley | Address Withheld | No |
| Tax Map # | 27,0001.-049A | | |
| Book | 415 | | |
| Page | 412 | | |
| Tax Year | 2009 | | |
| Taxes | \$1,245 | | |
| Assessment | \$72,130 | | |
| Owner | Andrew R. Belansky | | |
| Additional Owner | Patricia E. Belansky | | |
| Zoning | None | | |
| Year Built | 1957 | | |
| Levels # | 1.0 | | |
| Rooms | 4 | | |
| Bedrooms | 2 | | |
| Baths | 1.00 | | |
| Prop Type | Camp/Seasonal | | |
| SqFt-L | | | |
| SqFt-M | 800 | | |
| SqFt-U | | | |
| SqFt-Total | 800 | | |
| Construction | Block | | |
| Exterior | Block | | |
| Roof | Composition | | |
| Roof Age | Unknown | | |
| Style | One Story | | |
| Heat | Forced Air | | |
| Heat \$ | \$0 | | |
| Electric | \$ | | |
| Fuel | Oil | | |
| Cooling | None | | |
| Basement/Foundation | Slab | | |
| Garage | None | | |
| Appliances | Range, Refrigerator | | |
| Features | Patio, Porch, Storage Shed, Waterfront, Wood Burn Fireplace, Wood Stove | | |
| Status Comments | Shown by Appointment | | |

[Photos](#) [Documents](#) [Map](#)

| | |
|----------------------|-------------------|
| Lot Size | 0.73 acres |
| Acres-Total | .73 |
| OGMT | Unknown |
| OGMT Describe | Unknown |
| Water | Well |
| Sewer | Septic |
| Restrictive Cov. | Unknown |
| Wtr Htr | Elect |
| Water Softener | No |
| Water Softener Owned | No |
| Other Buildings | 9x19' shed |
| Occupancy | Vacant |

| Room | Lv | Room Dimensions |
|--------------------|----------|-----------------|
| Living Room | M | 14'6x18' |
| Kitchen | M | 8'6x10' |
| Bedroom | M | 9'x12' |
| Bedroom | M | 11'x12' |
| Full Bath | M | 5'x8' |

Public Remarks **Great waterfront lot on the Allegheny River. 132 feet of water front with slightly sloping acces to river. Block cottage in overall good condition, enclosed front porch, covered rear patio, newer replacement windows and storage shed. This is one of the best riverfront lots we have seen.**

Legal **POSS: On close**

Directions **From V.C.Courthouse follow Route 8 South to Bullion exit, turn left onto 308 to Clintonville, turn left on 208, go to Lisbon red light, turn left on Lisbon Road, go 4.1 miles, turn right on Truitt Road, at bottom of hill bear right on Hemlock road, property on the left side.**

| | | | | |
|----------------|--------------------------------|--------------|-----------------------|----------------|
| SAC 2.5% | BBC 2.5% | TL 0 | | |
| Listing Agent | Dale Wilson | Agent Phone | (814) 437-7954 | Co-List Agent |
| 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 | | |