Residential

MLS **139697** Status **Active**

Address **1015 Grandview Road**

Price $115,000

Photos Documents Map

Lot Size	**145'x155' irregular**
Acres-Total	**1.32**
OGMT	**Unknown**
OGMT Describe	**Unknown**
Water	**Public**
Sewer	**Public**
Restrictive Cov.	**Unknown**
Wtr Htr	**Gas**
Water Softener	**No**
Water Softener Owned	**No**
Other Buildings	**12'x16' shed**
Occupancy	**Occupied**

Room	Lv	Room Dimensions
Living Room	**M**	**13'6x23'**
Dining Room	**M**	**11'x13'6**
Kitchen	**M**	**11'6x11'6**
Foyer	**M**	**6'6x6'6**
Laundry Room	**M**	**5'6x8'**
1/2 Bath	**M**	**3'x5'**
Full Bath	**U**	**5'x11'**
Bedroom	**U**	**13'6x14'**
Bedroom	**U**	**10'x12'**
Bedroom	**U**	**9'x9'**
Bedroom	**U**	**11'x13'**
Bedroom	**L**	**N/A**
Bedroom	**L**	**N/A**
Full Bath	**L**	**N/A**

Town/City	**Oil City**	DOM	**9**
State	**PA**	Variable Rate	**No**
Zip	**16301-1226**	Listing Type	**ERS**
Taxing Location	**Cornplanter Twp**	Reference #	**#7402**
County	**Venango**	Lock Box	**Yes**
Agent Owned	**No**	Internet Display	**Yes**
School	**Oil City**	Address Withheld	**No**
Tax Map #	**07,011.-052 & 056**		
Book	**199**		
Page	**348**		
Tax Year	**2010**		
Taxes	**$2,846**		
Assessment	**$112,170**		
Owner	**Richard D. & Jayne K. French**		
Additional Owner			
Zoning	**Residential**		
Year Built	**1941**		
Levels #	**2.0**		
Rooms	**7**		
Bedrooms	**4**		
Baths	**1.50**		
Prop Type	**Residential**		
SqFt-L	**816**		
SqFt-M	**816**		
SqFt-U	**816**		
SqFt-Total	**1,632**		
Construction	**Wood Frame**		
Exterior	**Vinyl**		
Roof	**Composition**		
Roof Age	**2 yrs**		
Style	**Two Story**		
Heat	**Hot Water**		
Heat $	**$110. Budget**		
Electric	**$**		
Fuel	**Gas**		
Cooling	**None**		
Basement/Foundation	**Full, Partial Finished**		
Garage	**1 Car, Attached**		
Appliances	**Range, Refrigerator, Dishwasher, Microwave, Disposal**		
Features	**Elect-Circuit Break-100 Amp, Deck, Wood Burn Fireplace, Satellite Dish, Pool, Paved Drive, Porch, Cable TV Available, Storage Shed**		
Status Comments	**24 hour notice for all showings**		

Public Remarks **Nicely maintained "Dutch Colonial" with 4 bedrooms. Large living room with WBFP, 1/2 bath & laundry room on the 1st floor. Basement has 2 finished bedrooms and modern full bath. Replacement windows, roof is less than 2 years old, attached garage & paved driveway. Most window coverings stay. Steps to floored attic. Situated on a large 1.36 acre lot.**

Legal **POSS: 30 days after close. Taxes based on assessed value, subject to close.**

Directions **From V.C. Courthouse follow Route 8 & 62 North to Oil City, turn right onto Center Street, then left on Plummer Street, at top of hill, road turns into Grandview Road, property is on the right side.**

SAC **2.5-3%** BBC **2.5-3%** 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		