

# Residential

MLS 139949

Status Active

Address 106 Front Street

Price \$74,900



Town/City	Rocky Grove	DOM	3
State	PA	Variable Rate	No
Zip	16323-2916	Listing Type	ERS
Taxing Location	Sugarcreek-V	Reference #	#7407
County	Venango	Lock Box	No
Agent Owned	No	Internet Display	Yes
School	Valley Grove	Address Withheld	No
Tax Map #	28,013.-030		
Book	776		
Page	562		
Tax Year	2010		
Taxes	\$1,361		
Assessment	\$66,920		
Owner	Roy E. & Mary Lou Carson		
Additional Owner			
Zoning	R-2		
Year Built	1900		
Levels #	2.0		
Rooms	7		
Bedrooms	3		
Baths	1.00		
Prop Type	Residential		
SqFt-L	741		
SqFt-M	950		
SqFt-U	741		
SqFt-Total	1,691		
Construction	Wood Frame		
Exterior	Vinyl		
Roof	Composition		
Roof Age	Unknown		
Style	Two Story		
Heat	Forced Air		
Heat \$	\$91 Budget		
Electric	\$		
Fuel	Gas		
Cooling	Central		
Basement/Foundation	Partial		
Garage	1 1/2 Car, Detached		
Appliances	None		
Features	Elect-Circuit Break-100 Amp, Deck, Cable TV Available, Porch		
Status Comments	24 Hour Notice		

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

Lot Size	70'x95'
Acres-Total	.15
OGMT	Unknown
OGMT Describe	Unknown
Water	Public
Sewer	Public
Restrictive Cov.	Unknown
Wtr Htr	Gas
Water Softener	No
Water Softener Owned	No
Other Buildings	10'x12' shed
Occupancy	Occupied

Room	Lv	Room Dimensions
Living Room	M	10'6x16'
Dining Room	M	13'6x14'
Kitchen	M	12'x16'
Sunroom	M	10'x17'
Bedroom	U	10'x10
Bedroom	U	11'x11'6
Bedroom	U	10'x15'
Full Bath	U	6'x8'

Public Remarks **House is in good condition with modern kitchen and bath. Newer gas furnace and central air, most replacement windows, vinyl siding & newer 20'x24' garage, House is ready to move right into. Rocky Grove area.**

Legal **POSS: 15 days after closing. Taxes based on assessed value, subject to change.**

Directions **From V.C. Courthouse follow Route 8 North to Front Street, turn left onto Front Street, house is on the corner of Front and Fox Streets.**

SAC 2.5-3%	BBC 2.5-3%	TL 0	
Listing Agent	Dale Wilson	Agent Phone	(814) 437-7954
Listing Office	Dale Wilson Real Estate	Office Phone	(814) 437-7954
		Co-List Agent	
		Co-List Office	

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