

# Residential

MLS 139999

Status Active

Address 1683 Old Route 322

Price \$115,000



Town/City	Utica	DOM	25
State	PA	Variable Rate	No
Zip	16362-9606	Listing Type	ERS
Taxing Location	Canal Twp	Reference #	#7404
County	Venango	Lock Box	Yes
Agent Owned	No	Internet Display	Yes
School	Franklin	Address Withheld	No
Tax Map #	02,006.-016		
Book	483		
Page	473		
Tax Year	2010		
Taxes	\$1,910		
Assessment	\$81,320		
Owner	Jessica M. Bodien		
Additional Owner			
Zoning	None		
Year Built	2002		
Levels #	2.0		
Rooms	5		
Bedrooms	3		
Baths	1.75		
Prop Type	Residential		
SqFt-L	531		
SqFt-M	912		
SqFt-U	478		
SqFt-Total	1,921		
Construction	Wood Frame		
Exterior	Vinyl		
Roof	Composition		
Roof Age	8 years		
Style	Two Story		
Heat	Forced Air		
Heat \$	\$2,500-3,000		
Electric	\$		
Fuel	Propane		
Cooling	Central		
Basement/Foundation	Full		
Garage	2 Car, Detached, Over Size		
Appliances	Range, Refrigerator, Dishwasher		
Features	Elect-Circuit Break-200 Amp, Deck, Cable TV Available, Storage Shed		
Status Comments	24 Hour Notice		

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

Lot Size	116'x335'
Acres-Total	.89
OGMT	Unknown
OGMT Describe	Unknown
Water	Well
Sewer	Septic
Restrictive Cov.	Unknown
Wtr Htr	Propane
Water Softener	No
Water Softener Owned	No
Other Buildings	2 sheds
Occupancy	Occupied

Room	Lv	Room Dimensions
Living Room	M	13'1x19'2
Kitchen	M	17'5x10'
Full Bath	M	6'9x9'
Bedroom	M	22'8x9'9
Bedroom	U	8'7x13'1
Bedroom	U	10'4x15'9
3/4 Bath	U	7'x6'

Public Remarks      **A lovely multi purpose property with a huge 2 story garage.**

Legal      **POSS: On close. Taxes based on assessed value, subject to change.**

Directions      **From V.C. Courthouse go South on Liberty Street 2 blocks, turn right, go 4 red lights turn left onto Route 322 West, go approximately 6 miles to Utica crossroads, turn right go approximately 1000 feet & turn left, go approximately 1.5 miles, property on the right next to fire station.**

SAC 2.5-3%	BBC 2.5-3%	TL 0	
Listing Agent	Donald Palmer	Agent Phone	
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		