

# Multi-Family

MLS 140358

Status Active

Address 124 Lambertson Street

Price \$49,900



Town/City **Rocky Grove** DOM **6**  
 State **PA** Variable Rate **No**  
 Zip **16323** Listing Type **ERS**  
 Taxing Location **Sugarcreek-V** Reference # **#7413**  
 County **Venango** Lock Box **No**  
 Agent Owned **No** Internet Display **Yes**  
 School **Valley Grove** Address Withheld **No**  
 Tax Map # **28,013.-092**  
 Book **518**  
 Page **805**  
 Tax Year **2010**  
 Taxes **\$951**  
 Assessment **\$46,780**  
 Owner **Gerald W. & Judith L. Harry**

Additional Owner  
 Zoning **R-2**  
 Year Built **1900**  
 SqFt-Total **2,033**  
 Levels # **2.0**  
 Units # **2**  
 Construction **Wood Frame**  
 Exterior **Wood**  
 Roof **Composition**  
 Roof Age **4 yrs**  
 Heat **Forced Air**  
 Fuel **Gas**  
 Cooling **None**  
 Basement/Foundation **Full**  
 Features **Elect-Fused-<100, Porch, Cable TV Available**

Status Comments **24 hour notice - tenant occupied**

Rent	Level	SqFt	Rooms	Bdrms	Baths	Stove	Refrig	Leased	Income
\$550	1	1,234	7	3	2.00	Yes	No	No	Actual
\$500	2	796	4	2	1.00	Yes	Yes	No	Actual

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

Lot Size **50'x135'**  
 Acres-Total **.15**  
 Parking # **2**  
 Parking Avail **On Premises**  
 OGMT **Unknown**  
 OGMT Describe **Unknown**  
 Water **Public**  
 Sewer **Public**  
 Restrictive Cov. **Unknown**  
 Wtr Htr **Gas**  
 Water Softener **No**  
 Water Softener Owned **No**  
 Elect Mtr # **2**  
 Gas Mtr # **2**  
 Water Meter # **1**  
 Heating Sys # **2**  
 Water Htr # **2**  
 Rent Includes **water, sewage, garbage**  
 Electric **\$**  
 Heat \$ **\$77/ \$91**  
 Water Sewer Exp **\$**  
 Ins Exp **\$**  
 Total Expense **\$**

Public Remarks **Recently painted interior, newer carpets, recently painted exterior, newer roof, big front porch, large back yard, off street parking & in a good neighborhood**

Legal **POSS: Per Tenancy Taxes based on assessed value, subject to change**

Directions **From V.C. Courthouse follow Liberty Street to 13th Street, turn right, go to Coefield Corners, bear right onto Route 417 North ( Rocky Grove Ave) to Lambertson Street, turn right, home on the right side.**

SAC **2.5-3%** BBC **2.5-3%** TL **0**  
 Listing Agent **Tamara Bell** Agent Phone **(814) 374-4398** 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