

**MLS #: R148282S (Sold) List Price: \$68,900**

**241 Fox Street Franklin, PA 16323**

**Sold Price: \$67,000**

**Closing Date: 5/18/2017**



**Type:** Residential  
**Style:** Two Story  
**Rooms:** 9  
**Bedrooms:** 4  
**Total Baths:** 1.75  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**# Levels:** 2.0  
**Year Built:** 1900  
**SqFt-Total:** 1996

**County:** Venango  
**School:** Valley Grove  
**Apx Lot Size:** 45' x 120'  
**Lot SqFt:**  
**Apx Acres:** 0.12  
**Zoning:** Residential  
**Tax Location:** Sugarcreek-V  
**Tax Map #:** 28,011.-019  
**Taxes:** 678  
**Tax Year:** 2015  
**Assessment:** 30030

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

**Book:** 2016

**Page:** 460

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** No

**Water Softener Owned:**

**Roof Age:** Unknown

**Heat \$:** Unknown

**Electric \$:** 0.00

**Other Buildings:** None

**SqFt-L:** 900

**SqFt-M:** 1096

**SqFt-U:** 900

**Fin Bsmt SqFt:**

	Level	Dimensions		Level	Dimensions
Living Room	M	15.9' x 13.8'	Dining Room	M	16.6' x 13.5'
Sun Room	M	15.9' x 8.7'	Bedroom	M	13.1' x 10.4'
3/4 Bath	M	7.1' x 4.4'	Kitchen	M	12.6' x 11.7'
Laundry Room	M	10.9' x 7.8'	Bedroom	U	17.3' x 13.5'
Bedroom	U	13.7' x 11.3'	Bedroom	U	9.9' x 9.3'
Full Bath	U	9.6' x 4.4'			

**Appliances:** Dishwasher

**Features:** Cable TV Available, Electric-Circuit Break-100 Amp, Porch, Shared Private Drive

**Construction:** Wood Frame

**Exterior:** Vinyl

**Roof:** Composition

**Basement/Foundation:** Full

**Garage:** 1 Car, Under

**Heat:** Forced Air

**Fuel:** Gas

**Cooling:** None

**Water Heater:** Gas

**Sewer:** Public

**Water:** Public

**Public Remarks:** Totally remodeled throughout. New kitchen, modern baths, new furnace, vinyl siding, replacement windows and new carpet. Ready to move in. Access to basement is from an enclosed porch off of the kitchen. Same key fits all locks. Please call about shared driveway on side and rear.

**Directions:** From VCCH, follow Route 322 West to Coefield Corners, turn right on Rocky Grove Avenue, right on Pennel Street, left on Fox Street, house on left.

Information Herein Deemed Reliable but Not Guaranteed

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