

MLS #: R148707S (Sold) List Price: \$48,000 (109 Hits)

45 Monroe Street Franklin, PA 16323

Sold Price: \$43,000

Closing Date: 5/31/2017

Financing: Conventional

Concessions/Notes: None

Selling Office Name: Dale Wilson Real Estate (#:36)

Selling Agent Name: Thomas Bodamer (#:7)



Type: Residential
 Style: 1.5 Story
 Rooms: 7
 Bedrooms: 2
 Total Baths: 1
 Full Baths:
 Half Baths:
 3/4 Baths:
 # Levels: 1.5
 Year Built: 1943
 SqFt-Total: 1954

County: Venango
 School: Franklin
 Apx Lot Size:
 Lot SqFt:
 Apx Acres: 0.5
 Zoning: Residential
 Tax Location: Franklin
 Tax Map #: 10,346-.034
 Taxes: 1764
 Tax Year: 2016
 Assessment: 50920

Legal:

Book: 45

Page: 842

Restrictive Covenants: Unknown

Clean and Green: No

OGMT: Unknown

Heat \$: 71

Electric \$: 0.00

Other Buildings:

SqFt-L: 1500

SqFt-M: 1724

SqFt-U: 230

Fin Bsmt SqFt:

| | Level | Dimensions | Level | Dimensions |
|--------------|-------|---------------|-------|------------|
| Living Room | M | 22.8' x 19.6' | | |
| Dining Room | M | 10.6' x 7.6' | | |
| Kitchen | M | 11' x 11' | | |
| Family Room | M | 30.6' x 24.2' | | |
| Full Bath | M | 9.3' x 5' | | |
| Laundry Room | M | 10.6' x 8' | | |
| Bedroom | U | 11.5' x 9.5' | | |
| Bedroom | U | 11.5' x 9.5' | | |

Appliances: Other

Water Softener: No

Water Softener Owned:

Features: Cable TV Available, Deck, Electric-Circuit Break-100 Amp, Paved Drive, Porch, Wood Burn Fireplace

Construction: Wood Frame

Heat: Forced Air

Exterior: Aluminum, Wood

Fuel: Gas

Roof: Composition

Cooling: None

Roof Age:

Water Heater: Gas

Basement/Foundation: Partial

Sewer: Public

Garage: 1 Car, Carport, Under

Water: Public

Owner: Robert Finch

Additional Owner: Dennis Finch

Additional Owner 2: Gary Finch

Additional Owner 3: Kriste Strawbridge

Owner Address: 329 Foster Road, Franklin, PA 16323

Variable Comm: No

Listing Type: ERS

Short Sale Possible: No

Agent Owned: No

SA Comm: 3%

BB Comm: 3%

TL Comm: 0

Reference #: 7554

Lock Box: Yes

Occupancy: Vacant

Possession Date:

Showing Instructions: Call listing office for details.

Directions: From VCCH, follow Route 322 West to Coefield Corners, go straight on Meadville Pike, left on Washington Avenue, left on Monroe Street, house on corner of Monroe and Adams Streets.

Public Remarks: 1 1/2 story, 2 bedroom home on a .5 acre corner lot in Oak Hill. Features a large living room and family room with fireplace, newer furnace, 1+ car integral garage and separate carport.

Private Remarks:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: Yes

Original List Price: \$53,900

List Date: 8/31/2016

Expire Date: 5/31/2017

Days on Market: 274

Listing Office: Dale Wilson Real Estate (#:36)

Listing Agent: Dale Wilson (#:16)

Main: (814) 437-7954

Agent Email: wilsonre@csonline.net

Fax: (814) 437-1179

Information Herein Deemed Reliable but Not Guaranteed

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