

MLS #: R148870S (Sold) List Price: \$139,000

25 Lynch Blvd Oil City, PA 16301

Sold Price: \$137,500

Closing Date: 1/31/2017



Type: Residential
Style: Two Story
Rooms: 8
Bedrooms: 4
Total Baths: 2.5
Full Baths: 1
Half Baths: 1
3/4 Baths: 1
Levels: 2.0
Year Built: 1972
SqFt-Total: 2240

County: Venango
School: Oil City
Apx Lot Size: 100' x 221'
Lot SqFt:
Apx Acres: 0.51
Zoning: R-1 Res.
Tax Location: Oil City
Tax Map #: 16,108.-001
Taxes: 4097
Tax Year: 2017
Assessment: 118640

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

Book: 2016

Page: 1931

Restrictive Covenants: Yes

OGMT: Unknown

Clean and Green: No

Water Softener: No

Water Softener Owned:

Roof Age: 1 year

Heat \$: Unknown

Electric \$: 0.00

Other Buildings: None

SqFt-L: 1120

SqFt-M: 1120

SqFt-U: 1120

Fin Bsmt SqFt:

	Level	Dimensions		Level	Dimensions
Living Room	M	17.9' x 15.7'	Bedroom	U	13.7' x 13.5'
Dining Room	M	14.6' x 11.6'	Bedroom	U	11.9' x 11.6'
Family Room	M	15.7' x 15.2'	Full Bath	U	8' x 6'
Kitchen	M	19.8' x 11.6'			
1/2 Bath	M	6' x 5.2'			
Master Bedroom	U	15.3' x 13.7'			
Master Bath	U	8.8' x 5.6'			
Bedroom	U	14.6' x 11.7'			

Appliances: Dishwasher

Features: Cable TV Available, Hardwood Floors, Patio, Paved Drive, Porch, Underground Utilities, Wood Burn Fireplace

Construction: Wood Frame

Heat: Forced Air

Exterior: Aluminum, Brick

Fuel: Gas

Roof: Composition

Cooling: None

Basement/Foundation: Full

Water Heater: Gas

Garage: 2 Car, Attached

Sewer: Public

Water: Public

Public Remarks: Totally remodeled during the past six months: new roof, exterior paint, many trees removed and yard landscaped. Interior has new kitchen, all new paint, hardwood floors refinished, new carpet and vinyl tile. New furnace, basement repainted, new dishwasher, bathrooms updated. Fireplace in family room. Complete new blacktop driveway. All the work is done, ready to move in. Taxes of \$4097 are for 2017 due to recent tax assessment reduction.

Directions: From VCCH, follow Route 8 North to Oil City, right on Center Street, right on Spring Street, left on Harroitt Avenue, right Bissell Avenue, right on Lynch Blvd, house on left.

Information Herein Deemed Reliable but Not Guaranteed

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