

MLS #: R149220S (Sold) List Price: \$44,900 (120 Hits)**410 Mercer Road Franklin, PA 16323****Sold Price: \$40,000****Closing Date: 8/4/2017****Financing: Conventional****Concessions/Notes: None****Selling Office Name: Dale Wilson Real Estate (#:36)****Selling Agent Name: Thomas Bodamer (#:7)**

Type: Residential
Style: Two Story
Rooms: 8
Bedrooms: 4
Total Baths: 1.75
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Levels: 2.0
Year Built: 1920
SqFt-Total: 1736

County: Venango
School: Franklin
Apx Lot Size: 220' x 254'
Lot SqFt:
Apx Acres: 1.17
Zoning: None
Tax Location: Frenchcreek Twp
Tax Map #: 11,014.-010
Taxes: 1461
Tax Year: 2016
Assessment: 58450

Legal: Taxes based on assessed value, subject to change.**Book:** 2016**Page:** 5811**Restrictive Covenants:** Unknown**Clean and Green:** No**OGMT:** Unknown**Heat \$:** Unknown**Electric \$:** 0.00**Other Buildings:****SqFt-L:** 672**SqFt-M:** 1064**SqFt-U:** 672**Fin Bsmt SqFt:**

	Level	Dimensions		Level	Dimensions
Living Room	M	13' x 19'	Bedroom	U	7' x 12' IRR
Dining Room	M	11' x 12.5'	Bedroom	U	10.5' x 11.5'
Kitchen	M	11' x 11.5'	Full Bath	U	5.5' x 6'
Foyer	M	8' x 12'			
Bedroom	M	11.5' x 12.5'			
3/4 Bath	M	6' x 7'			
Laundry Room	M	6' x 12'			
Bedroom	U	8' x 11.5'			

Appliances: None**Water Softener:** Yes**Water Softener Owned:****Features:** Cable TV Available, Electric-Circuit Break-100 Amp, Hardwood Floors, Paved Drive, Storage Shed**Construction:** Wood Frame**Exterior:** Vinyl, Other**Roof:** Composition**Roof Age:** Unknown**Basement/Foundation:** Partial**Garage:** None**Heat:** Forced Air**Fuel:** Gas**Cooling:** Central**Water Heater:** Gas**Sewer:** Public**Water:** Well**Owner:** First National Bank of PA**Additional Owner:** by Leslie Skladanek**Additional Owner 2:****Additional Owner 3:****Owner Address:** 4140 East State Street, Hermitage, PA 16148**Variable Comm:** No**Listing Type:** ERS**Short Sale Possible:** No**Agent Owned:** No**SA Comm:** 3%**BB Comm:** 3%**TL Comm:** 0**Reference #:** 7560**Lock Box:** Yes**Occupancy:** Vacant**Possession Date:****Showing Instructions:** Call listing office to schedule showing.**Directions:** From VCCH follow Route 62 South, turn right toward Polk on Mercer Road, hose on left.**Public Remarks:** House sold "AS IS". First floor addition with bedroom, 3/4 bath and laundry room. Interior needs some finish work, trim work and some floor repair. Exterior needs vinyl siding completed. Newer replacement windows, updated baths and paved driveway. Nice 1+ acre lot.**Private Remarks:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Original List Price:** \$52,500**List Date:** 2/3/2017**Expire Date:** 8/31/2017**Days on Market:** 183**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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