

MLS #: R149831A (Active) List Price: \$139,000

235 John Diamond Road Franklin, PA 16323



**Type:** Residential  
**Style:** Mobile Home  
**Rooms:** 7  
**Bedrooms:** 3  
**Total Baths:** 2  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**# Levels:** 1.0  
**Year Built:** 2012  
**SqFt-Total:** 1568

**County:** Venango  
**School:** Cranberry  
**Apx Lot Size:** 1.03 Acres  
**Lot SqFt:**  
**Apx Acres:** 1.0300  
**Zoning:** A-1 Conserva  
**Tax Location:** Cranberry Twp-V  
**Tax Map #:** 08,003.-010P  
**Taxes:** 2531.00  
**Tax Year:** 2016  
**Assessment:** 112060

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

**Deed/ Inst:** 638 310

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** Yes

**Water Softener Owned:** No

**Roof Age:** 6 years

**Heat \$:** Unknown

**Electric \$:** 0.00

**Other Buildings:** None

**SqFt-L:** 0

**SqFt-M:** 1568

**SqFt-U:** 0

**Fin Bsmt SqFt:**

	Level	Dimensions		Level	Dimensions
Living Room	M	13.5' x 19.5'	3/4 Bath	M	5' x 8'
Dining Room	M	12' x 13'			
Kitchen	M	12' x 14'			
Bedroom	M	11' x 11'			
Bedroom	M	13.5' x 13.5'			
Bedroom	M	11' x 11.5'			
Laundry Room	M	9' x 11'			
Full Bath	M	7' x 12'			

**Appliances:** Dishwasher, Range, Refrigerator

**Features:** Deck, Electric-Circuit Break-200 Amp, Paved Drive, Porch, Underground Utilities

**Construction:** Steel Frame/Mfg

**Heat:** Forced Air

**Exterior:** Vinyl

**Fuel:** Gas

**Roof:** Composition

**Cooling:** Central

**Basement/Foundation:** Piers

**Water Heater:** Gas

**Garage:** 2 Car, Attached

**Sewer:** Septic

**Water:** Well

**Public Remarks:** Immaculate ranch home in a quiet area of Cranberry Township near Seneca. 3 bedrooms, 2 baths, open floor plan. Large 2 car attached garage, concrete driveway, covered front porch, rear deck. 1+ acre lot is level with woods in the rear. Very nice setting. 3 large flat screen televisions included in sale.

**Directions:** From VCCH, follow Route 322 East across 8th Street bridge, at end of bridge make a sharp left on Bredinsburg Road, left on John Diamond Road, house is on the left.

Information Herein Deemed Reliable but Not Guaranteed

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