

MLS #: R150006S (Sold) List Price: \$295,000

784 North McCalmont Road Tionesta, PA 16353

Sold Price: \$210,000

Closing Date: 2/21/2018



**Type:** Residential  
**Style:** 1.5 Story  
**Rooms:** 8  
**Bedrooms:** 3  
**Total Baths:** 1.75  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**# Levels:** 2.0  
**Year Built:** 1998  
**SqFt-Total:** 1824

**County:** Venango  
**School:** West Forest  
**Apx Lot Size:**  
**Lot SqFt:**  
**Apx Acres:** 67.0000  
**Zoning:** None  
**Tax Location:** President Twp  
**Tax Map #:** 22,013.-014  
**Taxes:** 4642.00  
**Tax Year:** 2016  
**Assessment:** 193370

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

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Restrictive Covenants: Unknown

Clean and Green: No

OGMT: Yes, Timber

Water Softener: No

Water Softener Owned:

Roof Age: 20

Heat \$: Unknown

Electric \$: 110.00

Other Buildings: 2 garages

SqFt-L: 1472

SqFt-M: 1472

SqFt-U: 352

Fin Bsmt SqFt: 1472

	Level	Dimensions		Level	Dimensions
Living Room	M	15' x 16.5'	Utility Room	L	8.5' x 13.5'
Dining Room	M	15.5' x 20'	3/4 Bath	L	9.5' x 13.5'
Kitchen	M	10.5' x 15'			
Master Bedroom	M	14' x 20'			
Master Bath	M	7' x 11'			
Bedroom	U	13.5' x 15'			
Family Room	L	18.5' x 20'			
Bedroom	L	13.5' x 18.5'			

**Appliances:** Dishwasher, Range, Refrigerator

**Features:** Deck, Electric-Circuit Break-200 Amp

**Construction:** Log Home

**Exterior:** Wood

**Roof:** Composition

**Basement/Foundation:** Finished, Full

**Garage:** 1 1/2 Car, 2 Car, 3 Car, Attached, Detached

**Heat:** Forced Air

**Fuel:** Propane

**Cooling:** Central

**Water Heater:** Electric

**Sewer:** Septic

**Water:** Well

**Public Remarks:** Log home on 67 acres with fantastic view. About 50 acres is wooded, balance is cleared. OGM's are included. Interior is mostly tongue and groove pine walls and ceilings. Main living area has a cathedral ceiling. Lower level is finished the same as upper levels. Large deck, 2 car attached garage, 3 car and 1.5 car detached garages. One garage needs electric separated. Ask listing agent about 2 right-of-ways.

**Directions:** From VCCH follow Route 62 North, approximately 1.5 miles North of entrance to President Village turn right on North McCalmont Road, property on left at top of hill.

Information Herein Deemed Reliable but Not Guaranteed

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