

MLS #: R150906A (Active) List Price: \$43,500

226 Cherry Run Road Rouseville, PA 16344



**Type:** Residential  
**Style:** Two Story  
**Rooms:** 6  
**Bedrooms:** 3  
**Total Baths:** 2  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**# Levels:** 2.0  
**Year Built:** 1900  
**SqFt-Total:** 1568

**County:** Venango  
**School:** Oil City  
**Apx Lot Size:** 169' x 150'  
**Lot SqFt:**  
**Apx Acres:** 0.5800  
**Zoning:** R-2  
**Tax Location:** Rouseville  
**Tax Map #:** 25,002.-019  
**Taxes:** 1360.00  
**Tax Year:** 2017  
**Assessment:** 46070

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

**Book:** 733

**Page:** 577

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** No

**Water Softener Owned:**

**Roof Age:** Unknown

**Heat \$:** 114

**Electric \$:** 0.00

**Other Buildings:** 12' x 18' Garage

**SqFt-L:** 0

**SqFt-M:** 1008

**SqFt-U:** 560

**Fin Bsmt SqFt:** 0

	Level	Dimensions		Level	Dimensions
Living Room	M	12' x 16'	Bedroom	U	9' x 13'
Family Room	M	14' x 16'	Full Bath	U	4' x 13'
Kitchen	M	12' x 14.5'			
Dining Area	M	9.5' x 12'			
Laundry Room	M	8' x 10'			
3/4 Bath	M	6.5' x 8.5'			
Bedroom	U	9.5' x 13'			
Bedroom	U	10' x 12'			

**Appliances:** Dryer, Range, Refrigerator, Washer

**Features:** Cable TV Available, Electric-Circuit Break-100 Amp, Porch, Storage Shed, Wood Burn Fireplace

**Construction:** Wood Frame

**Heat:** Hot Water

**Exterior:** Other

**Fuel:** Gas

**Roof:** Composition

**Cooling:** None

**Basement/Foundation:** Crawl

**Water Heater:** Gas

**Garage:** 2 Car, Attached

**Sewer:** Public

**Water:** Public

**Public Remarks:** Two story older home in overall average condition with a 2 car attached garage and an older 1 car detached garage and small shed used for storage. Owned by the same family for 55 years. Living room is currently used as a first floor bedroom.

**Directions:** From VCCH follow Route 8 North to Rouseville, right on Route 227, house is on the right just before Moody Run Road.

Information Herein Deemed Reliable but Not Guaranteed

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