MLS #: R150906A (Active) List Price: $48,000 **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: Range, Refrigerator, Washer
Features: Cable TV Available, Electric-Circuit Break-100 Amp, Porch, Storage Shed, Wood Burn Fireplace

Construction: Wood Frame
Exterior: Other
Roof: Composition
Basement/Foundation: Crawl
Garage: 2 Car, Attached

Heat: Hot Water
Fuel: Gas
Cooling: None
Water Heater: Gas
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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