

MLS #: R150906S (Sold) List Price: \$43,500 (104 Hits)**226 Cherry Run Road Rouseville, PA 16344****Sold Price: \$37,500****Closing Date: 7/23/2018****Financing: Conventional****Concessions/Notes: None****Selling Office Name: VG Dougherty Real Estate (#:24)****Selling Agent Name: Andrew Colwell (#:11)**

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.**Deed/ Inst:** 733 577**Restrictive Covenants:** Unknown**Clean and Green:** No**OGMT:** 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**Water Softener:** No**Water Softener Owned:****Features:** Cable TV Available, Electric-Circuit Break-100 Amp, Porch, Storage Shed, Wood Burn Fireplace**Excluded Items:**

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

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

Owner: Estate of Dorothy P. Myers**Additional Owner:** Cathy A. Schneider, Executrix**Additional Owner 2:****Additional Owner 3:****Owner Address:** 121 Pennsylvania Avenue, Seneca, PA 16346**Variable Comm:** No**Listing Type:** ERS**Short Sale Possible:** No**Agent Owned:** No**SA Comm:** 1250**BB Comm:** 1250**TL Comm:** 0**Reference #:** 7568**Lock Box:** Yes**Occupancy:** Vacant**Possession Date:****Showing Instructions:** Call listing office to schedule showings.**Directions:** From VCCH follow Route 8 North to Rouseville, right on Route 227, house is on the right just before Moody Run Road.**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.**Private Remarks:** Electric service is on, but the main breaker at the rear of the house is turned off. Please shut off after showing.**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Original List Price:** \$48,000**List Date:** 3/14/2018**Expire Date:** 9/30/2018**Days on Market:** 132**Listing Office:** Dale Wilson Real Estate (#:36)**Listing Agent:** Dale Wilson (#:16)**Main:** (814) 437-7954**Contact #:****Fax:** (814) 437-1179**Agent Email:** wilsonre@csonline.net**Office Corporate License:****License Number:**

Information Herein Deemed Reliable but Not Guaranteed

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