

MLS #: R151582S (Sold) List Price: \$74,900

1354 Grandview Road Oil City, PA 16301

Sold Price: \$74,147

Closing Date: 10/9/2018



**Type:** Residential  
**Style:** Ranch  
**Rooms:** 5  
**Bedrooms:** 3  
**Total Baths:** 1.75  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**# Levels:** 1.0  
**Year Built:** 1963  
**SqFt-Total:** 1174

**County:** Venango  
**School:** Oil City  
**Apx Lot Size:**  
**Lot SqFt:**  
**Apx Acres:** 0.8600  
**Zoning:** Residential  
**Tax Location:** Complanter Twp  
**Tax Map #:** 07,013.-002  
**Taxes:** 1606.00  
**Tax Year:** 2017  
**Assessment:** 61290

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

**Deed/ Inst:** 617/871

**Restrictive Covenants:** Unknown

**Clean and Green:** No

**OGMT:** Unknown

**Water Softener:** No

**Water Softener Owned:**

**Roof Age:** Unknown

**Heat \$:** Unknown

**Electric \$:** 0.00

**Other Buildings:**

**SqFt-L:** 950

**SqFt-M:** 1174

**SqFt-U:** 0

**Fin Bsmt SqFt:**

	Level	Dimensions	Level	Dimensions
Living Room	M	20' x 11.5'		
Kitchen	M	16' x 11.5'		
Bedroom	M	11.8' x 11.5'		
Bedroom	M	9.7' x 8.9'		
Bedroom	M	13' x 9'		
Full Bath	M	7.8' x 5'		
3/4 Bath	M	6' x 5'		

**Appliances:** None

**Features:** Electric-Fused->100, Hardwood Floors, Paved Drive, Wood Stove

**Construction:** Wood Frame

**Heat:** Forced Air, Other

**Exterior:** Vinyl

**Fuel:** Gas, Other

**Roof:** Composition

**Cooling:** None

**Basement/Foundation:** Partial

**Water Heater:** Gas

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

**Sewer:** Septic

**Water:** Public

**Public Remarks:** This 3 bedroom, 1 3/4 bath ranch home sits on a nearly 1 acre lot in Complanter Township. Lot is partially wooded and offers a fair amount of privacy. The home has vinyl siding, hardwood floors, an eat-in kitchen and 1 car attached garage. There is also a large, 2 car detached garage. You are close to town, but still have that country feel.

**Directions:** From VCCH, follow Route 8 North to Oil City, turn right on Center Street Bridge, left on Plummer Street, continue onto Grandview Road, house on left on the corner of Moody Run Road.

Information Herein Deemed Reliable but Not Guaranteed

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