

MLS #: M151913A (Active) List Price: \$45,000

1109 Buffalo Street Franklin, PA 16323



# Units: 2  
 # Levels: 2.0  
 SqFt-Total: 2092  
 Year Built: 1900  
 # Parking: 0.00  
 Parking Available: Off Premises

County: Venango  
 School: Franklin  
 Apx Lot Size: 26' x 150'  
 Lot SqFt:  
 Apx Acres: 0.0900  
 Zoning: TRC  
 Tax Location: Franklin  
 Tax Map #: 10,111.-072  
 Taxes: 1829.00  
 Tax Year: 2018  
 Assessment: 51880

Legal: Taxes based on assessed value subject to change.

Deed/ Inst: 2015/198

Restrictive Covenants: Unknown

Clean and Green: No

OGMT: Unknown

Electric \$: 0.00

Heat \$: Unknown

Water Expense: 0.00

Insurance Expense: 0.00

Total Expense: 0.00

	Rent	Level	Apx SqFt	Rooms	Bedrooms	Baths	Stove	Refrigerator	Leased	Income
Unit 1	600	1	1046	6	1	1.00	Yes	Yes	No	Projected
Unit 2	550	2	1046	3	1	1.00	Yes	Yes	No	Projected
Unit 3										
Unit 4										
Unit 5										
Unit 6										
Unit 7										
Unit 8										
Unit 9										
Unit 10										
Unit 11										
Unit 12										

#EleMtrs: 2

#GasMtrs: 2

#WtrMtrs: 0

#HtgSys: 2

#WtrHtr: 2

Rent Includes: Water, sewage and garbage

Features: Cable TV Available, Deck, Electric-Circuit Break-100 Amp, Porch

Water Softener: No

Water Softener Owned:

Excluded Items:

Construction: Wood Frame  
 Exterior: Other  
 Roof: Composition  
 Roof Age: Unknown  
 Basement/Foundation: Partial

Heat: Forced Air  
 Fuel: Gas  
 Cooling: Central  
 Water Heater: Gas  
 Water: Public  
 Sewer: Public

Owner: Estate of John J. Hutz

Additional Owner: Leland G. Hoover, Executor

Additional Owner 2:

Additional Owner 3:

Owner Address: 1110 Buffalo Street, Franklin, PA 16323

Variable Comm: No

Listing Type: ERS

Short Sale Possible: No

Agent Owned: No

SA Comm: 1250

BB Comm: 1250

TL Comm: 0

Reference #: 7579

Lock Box: Yes

Occupancy: Vacant

Possession Date:

Showing Instructions: Call listing office to schedule showings.

Directions: From VCCH follow Liberty Street to 11th Street, right on 11th, right on Buffalo Street, house on left.

Public Remarks: Up-down duplex close to downtown Franklin. Interior is in good condition with up to date kitchens and baths. First floor has central air. Live on the first floor and rent the second floor. Rents are estimated.

Private Remarks:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Original List Price: \$45,000

List Date: 10/12/2018

Expire Date: 4/30/2019

Days on Market: 5

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  
 MLS #: M151913A