

**MLS #: R152497A (Active) List Price: \$37,900**

**131 Lamberton Street Franklin, PA 16323**



**Type:** Residential  
**Style:** Two Story  
**Rooms:** 5  
**Bedrooms:** 2  
**Total Baths:** 1  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**# Levels:** 2.0  
**Year Built:** 1900  
**SqFt-Total:** 1080

**County:** Venango  
**School:** Valley Grove  
**Apx Lot Size:** 34' x 127'  
**Lot SqFt:**  
**Apx Acres:** 0.1000  
**Zoning:** Residential  
**Tax Location:** Sugarcreek Boro  
**Tax Map #:** 28,013.-058A  
**Taxes:** 827.00  
**Tax Year:** 2018  
**Assessment:** 35100

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

**Additional Tax Number:**

**Deed/ Inst:** 2018/3583

**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:** Storage Shed

**SqFt-L:** 500

**SqFt-M:** 648

**SqFt-U:** 432

**Fin Bsmt SqFt:**

	Level	Dimensions	Level	Dimensions
Living Room	Main	17.5' x 12.5'		
Dining Room	Main	14' x 10.5'		
Kitchen	Main	18' x 12'		
Bedroom	Upper	14' x 11'		
Bedroom	Upper	12.5' x 8.5'		
Full Bath	Upper	8' x 9'		

**Appliances:** None

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

**Construction:** Wood Frame

**Heat:** Forced Air

**Exterior:** Vinyl Siding

**Fuel:** Gas

**Roof:** Composition

**Cooling:** None

**Basement/Foundation:** Partial

**Water Heater:** Gas

**Garage:** None

**Sewer:** Public Sewer

**Water:** Public

**Public Remarks:** Nice area of Rocky Grove. Newer kitchen and bath. Good starter home at this price.

**Directions:** From VCCH follow Route 322 West to Coefield Corners, right on Route 417 North, right on Lamberton Street, house on left.

Information Herein Deemed Reliable but Not Guaranteed  
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