

**MLS #: M153340S (Sold) List Price: \$85,000 (48 Hits)**

**1269 Otter Street Franklin, PA 16323**

**Sold Price: \$80,000**

**Closing Date: 2/5/2020**



**# Units: 2**  
**# Levels:**  
**SqFt-Total: 2612**  
**Year Built: 1900**  
**# Parking: 2.00**  
**Parking Available: On Premises**

**County: Venango**  
**School: Franklin**  
**Apx Lot Size:**  
**Lot SqFt:**  
**Apx Acres: 0.1300**  
**Zoning: CBD**  
**Tax Location: Franklin**  
**Tax Map #: 10,215.-111**  
**Taxes: 2300.00**  
**Tax Year: 2019**  
**Assessment: 65240**

**Legal:** **Additional Tax Number:**  
**Deed/ Inst: 157/472** **Restrictive Covenants: Unknown** **Clean and Green: No**  
**OGMT: Unknown**

**Water Softener: No** **Water Softener Owned:** **Roof Age:**  
**Electric \$: 0.00**

**Water Expense: 0.00** **Insurance Expense: 0.00** **Heat \$: 0** **Total Expense: 0.00**

	Rent	Level	Apx SqFt	Rooms	Bedrooms	Baths	Stove	Refrigerator	Leased	Income
Unit 1	660	1	1306	6	2	1.00	Yes	Yes	Yes	Actual
Unit 2	650	2	1306	5	2	1.00	No	No	Yes	Actual
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: 2** **#HtgSys: 2** **#WtrHtr: 2**

**Rent Includes:** See Remarks

**Features:** Cable TV Available, Electric-Circuit Break-100 Amp, Hardwood Floors, Paved Drive

**Construction:** Wood Frame **Heat:** Forced Air  
**Exterior:** Vinyl Siding **Fuel:** Gas  
**Roof:** Composition **Cooling:** None  
**Basement/Foundation:** Full **Water Heater:** Gas  
**Water:** Public **Sewer:** Public Sewer

**Public Remarks:** Very nice up-down duplex in good condition. Modern kitchens and baths. Replacement windows. 2 car garage with automatic openers. Newer furnaces. Refrigerator and range on second floor belongs to tenant, stackable washer and dryer is owners. Floored attic. Long term tenants, 2nd floor - 19 years, 1st floor - 5 years.

**Listing Office:** Dale Wilson Real Estate (#:36) **Listing Agent:** Dale Wilson (#:16)  
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