

Coldwell Banker University Realty
814-237-6543

November 19, 2007



Address: **Lot 18 East Road**
Clarence, PA 16829

List Price: **\$129,000**
 Listing #: **0720989**

Style: **Cabin**
 Covenants: **Covenants-Yes**

Status: **Active**
 MLS Area: **Bald Eagle 3**

Total Bdrms: **2**
 Total Baths: **0**

Grand living room with cathedral ceiling, main floor bedroom, bath, kitchen and dining. When completed will be a fabulous vacation home! Vinyl siding on three sides. Well 330' deep.

Comments: Deluxe cabin on 13 wooded acres and Beauty Run Trout Stream. Well constructed, full insulated basement with 38'x28' unfinished main floor and 2nd floor 21'x19' bedroom area. Cabin interior partitioned not completed. Front ready for porch and stone finish. Basement wired and plumbed. Property in Clean & Green.

Residence Information		Interior Property Features	
Year Built: 2005	Basement Type: Full Basement Part. Fin.	First Floor Master	
Occupancy: Vacant	Walk-out: Yes	Furnishings	
Roof: Shingle	AC Type: None	Loft	
Exterior: Vinyl	Heat Type: Gravity	Wood Stove	
	Water Softener:		
AG Sq Ft: 1,482	Garage Type: None		
BG Unfinished: 1,064	# of Stalls: 0		
BG Finished:	Driveway: Gravel		
Total Sq Ft: 1,482			
Fireplaces: 0	HVAC Costs/Mo:		
Fireplace Fuel: None	Assc Fee: \$100/year		
Included: Wood stove, kitchen cabinets, beds			
Not Included: New generator			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Kitchen	38x14	with dining area
Main Floor	Living Room	24x12	
Main Floor	Bedroom	12x13	
Second Floor	Bedroom	21x19	

Property Information

Est Acres: 13.00	Gross Taxes: 13
Lot Size: 13.01 acres	Tax Yr: 2007
Frontage Ft:	Assessments:
Depth Ft:	
Elem School: Mountaintop Area	Water Type: Private Well
JH/Mdl School: Bald Eagle MS	Sewer Type: Other
Sr High School: Bald Eagle	Fuel Type: Wood
Region:	Flood:
	Zoning: F
Possession: Immed	Property Code: 02-004-088
Builder:	Parcel:
Municipality: Snow Shoe Twp.	Latitude:
Assessed Value:	Longitude:
Deed Book/Page: 1352/0635	

Exterior Property Features

Cul De Sac
On Gravel Road
Stream
Wooded Lot

Listing Information

Owner: YEAGER, Scott E. & Angela S.	Buyer Agent: Yes	Ex Right to Sell:	Non-Agent:
Owner Phone: L/O	BA Comm: 2.7	Selling Fee: 0	NA Comm:
Financial Int: No	Dual/Var Rate: No	Exclusive Agency:	Dual/Var Rate:
List Agent: Sharon Hall	Key Loc: Lkbox-no		LS: No
Agent Phone: 237-6543 x 33	Sale Date:		Contingency:
List Office: Coldwell Banker University Realty	Sale Price:		DOM: 4
Office Phone: 814-237-6543	Selling Office:		Closing Co/Fee:
	Selling Agent:		Bonus:
	Selling Financing:		Min Comm:
	Sale Concession:		Lease Fee:

Instructions/Directions: **Fountain Road to right onto Pancake, pass Sportsman's Club, right onto Rusnak (gravel road), left on East Road to cul-de-sac.**

Pictures

