

Coldwell Banker University Realty
814-237-6543

April 17, 2008



Listing #:	2000328	Status/Cont:	Active
List Price:	\$229,900	Style:	Cape Cod
Year Built:	1981	Covenants:	Covenants-No
Total SqFt:	2,381	Builder:	
Acres Est:	0.28	Possession:	Aug.
Bedrooms:	4	Close Price:	
Baths:	2	Close Date:	
Garage Stalls:	2		
Address:	308 First Avenue		
	Lemont, PA 16851		

Specifications/Legal

SqFt, Above Grd:	1,867	Garage Type:	Integral
SqFt, BG Unfin:		Drive Type:	Paved
SqFt, BG Fin:	514	Exterior:	Brick & Vinyl
Air Conditioning:	None	Roof Type:	Shingle
Heat Type:	Baseboard	Fireplaces:	0
Heat Fuel:	Electric	Frpl Fuel:	None
HVAC Costs/Mo:		Property Code:	19-008-201
Water Sitrn:		Parcel:	
Water:	Public	Basement:	Full Basement
Sewer:	Public	Walk Out:	Yes
Zoning:	R	Lot Size:	.28 acres
Deed Book/Page:	1675/1084		

Layout

KITC	MNFL	14x10	Hardwood
LIVI	MNFL	17x13	Berber carpet
DINI	MNFL	14x11	Glass doors to deck
FAMI	LBL	16x24	Carpet, woodburner
BEDR	MNFL	13x13	Carpet
BEDR	MNFL	14x12	Carpet
BEDR	2NDF	20x16	Carpet
BEDR	2NDF	20x15	Carpet
FULL	MNFL	11x8	Ceramic tile
FULL	2NDF	8x6	Ceramic tile, double vanity

Area

MLS Area: **State College 1**
 Region:

Taxes/Fees

Gross Taxes: **2654**
 Tax Year: **2008**
 Assessments:
 Assoc Fee:

Schools

Elem:
 JH/Mdl: **Mount Nittany MS**
 High: **State College Area**

Available Financing

Interior Property Features

First Floor Master
 Hardwood Floors
 Rec Room
 Wood Stove

Exterior Property Features

Patio
 Porch
 View

Included

Range, refrigerator, garbage disposal, woodburner

Not Included

Description

Stunning Cape with 4 bedrooms and appealing open floor plan. Full bath on each floor. Delightful kitchen with pantry storage under counter bar. Your dream home awaits you!

Listing Information

Owner:	LAWRENCE, Richard C. & Jennifer	Listing Agent:	Sharon Hall	Selling Agent:	
Phone:	L/O	Agent Phone:	237-6543 x 33	Selling Office:	
Occupant:	Owner	Listing Office:	Coldwell Banker University	Concess:	
Key Loc:	Lkbox-Yes/Front	Office Phone:	814-237-6543	BA: Yes	Comm: 2.4
Financing:		Bonus:		D/V: No	
LS:	No	SA: No	D/V: No	Min Com:	NA: No
Instructions:	Branch Road to Dale Street, left onto Mulberry, right on Nixon, left on First Avenue. Immaculate interior will soothe you, painting and maintenance is exceptional. This is love at first sight!				

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Residential