

Coldwell Banker University Realty

814-237-6543

April 17, 2008



Listing #:	2000316	Status/Cont:	Active
List Price:	\$118,500	Style:	Double Wide
Year Built:	2000	Covenants:	Covenants-No
Total SqFt:	1,344	Builder:	
Acres Est:	0.65	Possession:	Nego.
Bedrooms:	4	Close Price:	
Baths:	2	Close Date:	
Garage Stalls:	1		
Address:	247 Roosevelt Street		
	Winburne, PA 16879		

Specifications/Legal

SqFt, Above Grd:	1,344	Garage Type:	Detached
SqFt, BG Unfin:		Drive Type:	Gravel
SqFt, BG Fin:		Exterior:	Vinyl
Air Conditioning:	Window	Roof Type:	Shingle
Heat Type:	Forced Air	Fireplaces:	0
Heat Fuel:	Oil	Frpl Fuel:	None
HVAC Costs/Mo:		Property Code:	S09-536-00001
Water Sitrn:		Parcel:	
Water:	Public	Basement:	Crawl
Sewer:	Public	Walk Out:	No
Zoning:	None	Lot Size:	.65 acres
Deed Book/Page:	0000/0000		

Layout

KITC	MNFL	11x9	Vinyl, breakfast bar
LIVI	MNFL	19x12	Carpet
DINI	MNFL	12x11	Vinyl
MAST	MNFL	14x11	Carpet, master bath
BEDR	MNFL	10x10	Carpet
BEDR	MNFL	10x10	Carpet
BEDR	MNFL	12x8	Carpet
LAUN	MNFL		Vinyl

Area

MLS Area: **West Branch**
Region:

Schools

Elem: **West Branch**
JH/Mdl: **West Branch**
High: **West Branch**

Interior Property Features

First Floor Master
Furnace Room
Mud Room
Skylights

Exterior Property Features

Electric to Property
Garden
On Paved Road
Patio
Workshop

Taxes/Fees

Gross Taxes: **1298**
Tax Year: **2007**
Assessments:
Assoc Fee:

Available Financing

Included

Range, refrigerator, dishwasher, micro hood

Not Included

Description

Plenty of Space - 4 bedrooms & large backyard with over 1/2 acre. Nice kitchen with breakfast bar, pantry & all appliances. Vaulted ceilings, skylight in bathroom, garden tub in Master. Carport & detached garage would make great workshop. Call today!

Listing Information

Owner:	SCHMIDT, Christopher & Ellen	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-no	Office Phone:	814-237-6543	BA: Yes	Comm: 2.7
Financing:		Bonus:		D/V: No	
LS: No	Sell Fee: 0	SA: No	D/V:	Min Com:	NA: Comm: D/V:
Instructions:	From Philipsburg RT-53 N to Kylertown, continue thru light, turn right onto road to Winburne, turn left at sign to Lanse, turn left onto Roosevelt, follow curve to right - see sign. Great ranch style home for easy living w/large backyard, no covenants.				

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Residential