

August 20, 2010



Listing #: **0304053**      Status: **Pending**  
 List Price: **\$47,900**      Style: **Ranch**  
 Year Built: **1946**      Ownership: **Single Family**  
 Total SqFt: **854**      Terms: **0**  
 Acres Est: **0.09**      Possession: **Close**  
 Bedrooms: **1**      Close Price:  
 Baths: **1.33**      Close Date:  
 Garage Stalls: **1**  
 Address: **3 Locust St**  
           **Dixonville, PA 15734**

**Specifications/Legal**

SqFt, Above Grd: **854**      Garage Type: **Detached**  
 SqFt, Main: **854**      Garage SqFt:  
 SqFt, Below Grd: **854**      Drive Type: **Asphalt**  
 Air Conditioning: **Central**      Exterior: **Other**  
 Heat Type: **Forced warm**      Trim: **Paneling**  
 Heat Fuel: **Natural Gas**      Roof Type: **Shingle**  
 Annual Heat:      Walk Out: **Yes**  
 Water Sftnr: **None**      Fireplaces: **0**  
 Water: **Private Well**      Frpl Type: **n/a**  
 Sewer: **City**      Parcel: **20-029-148**  
 Zoning: **None**      Basement: **Concrete Block**  
 Lot Size Desc: **50x84**  
 Legal Desc: **DB 378, Pg 34**

**Layout**

LIVI MNFL 15x16  
 KITC MNFL 12x15  
 FULL MNFL  
 BEDR MNFL 12x10  
 OTHR MNFL 1/3 Bath

**Area**

Subdivision: **None**  
 Mun/Bor: **Green Township**  
 Sec-Twn-Rng: **0 - 0 - 0**

**Schools**

Elem: **Purchase Line District**  
 JH/Mdl: **Purchase Line District**  
 High: **Purchase Line District**

**Home Amenities**

Breakers  
 Eat-in Kitchen  
 Roof Age 5-10

**Property Features**

None

**Taxes/Fees**

Twp/Bor Taxes: **118**  
 Sch Taxes: **266.58**  
 Tax Year: **2010**  
 Tax Class: **0**  
 Assessments: **0**  
 Assoc Fee: **0**

**Available Financing**

Cash  
 Conventional  
 Fed Housing  
 Veterans

**Included**

Stove, Refrigerator, Washer, Dryer & Microwave

**Not Included**

Personal Belongings

**Comments**

Directions: From Philadelphia St, take RT 286 to Clymer, at red light turn left onto RT 403 N-travel to the Village of Dixonville-turn right on Locust St-instantly turn left into driveway. Yrly taxes are \$385.28

