

# Good News Realty

## 724-463-9000

October 14, 2009



|                |   |              |                      |
|----------------|---|--------------|----------------------|
| Listing #:     | <b>0307042</b>  | Status:      | <b>Active</b>        |
| List Price:    | <b>\$79,900</b>   | Style:       | <b>2 Story</b>       |
| Year Built:    | <b>9999</b>   | Ownership:   | <b>Single Family</b> |
| Total SqFt:    | <b>1,431</b>  | Terms:       | <b>0</b>             |
| Acres Est:     | <b>0.17</b>   | Possession:  | <b>Close</b>         |
| Bedrooms:      | <b>3</b>  | Close Price: |                      |
| Baths:         | <b>1</b>  | Close Date:  |                      |
| Garage Stalls: | <b>1</b>  |              |                      |
| Address:       | <b>278 Yellow Creek Street<br/>Homer City, PA 15748</b> |              |                      |

### Specifications/Legal

|                   |                               |              |                      |
|-------------------|-------------------------------|--------------|----------------------|
| SqFt, Above Grd:  | <b>1,431</b>                  | Garage Type: | <b>Detached</b>      |
| SqFt, Main:       | <b>789</b>                    | Garage SqFt: | <b>338</b>           |
| SqFt, Below Grd:  | <b>382</b>                    | Drive Type:  | <b>Asphalt</b>       |
| Air Conditioning: | <b>Central</b>                | Exterior:    | <b>Wood</b>          |
| Heat Type:        | <b>Forced warm</b>            | Trim:        | <b>Paneling</b>      |
| Heat Fuel:        | <b>Natural Gas</b>            | Roof Type:   | <b>Shingle</b>       |
| Annual Heat:      |                               | Walk Out:    | <b>Yes</b>           |
| Water Sftnr:      | <b>None</b>                   | Fireplaces:  | <b>1</b>             |
| Water:            | <b>City</b>                   | Frpl Type:   | <b>Other</b>         |
| Sewer:            | <b>City</b>                   | Parcel:      | <b>21-002-332</b>    |
| Zoning:           | <b>R1</b>                     | Basement:    | <b>Stone Partial</b> |
| Lot Size Desc:    | <b>50 x 152</b>               |              |                      |
| Legal Desc:       | <b>Db/Yr 1237, Pg/Doc 106</b> |              |                      |

### Layout

|      |      |       |                    |
|------|------|-------|--------------------|
| LIVI | MNFL | 14x23 | Carpeted           |
| DINI | MNFL | 14x12 | Carpeted & Drywall |
| KITC | MNFL | 16x12 | Vinyl Floor        |
| FULL | 2NDF |       |                    |
| BEDR | 2NDF | 14x12 |                    |
| BEDR | 2NDF | 11x10 |                    |
| BEDR | 2NDF | 12x10 |                    |
| LAUN | MNFL |       | Viinyl Floor       |
| FOYR | MNFL | 9x7   | Carpeted           |

### Area

Subdivision: **None**  
Mun/Bor: **Homer City**  
Sec-Twn-Rng: **0 - 0 - 0**

### Schools

Elem: **Homer Center**  
JH/Mdl: **Homer Center District**  
High: **Homer Center District**

### Home Amenities

3 Season Enclosed Porch  
Bay Window  
Breakers  
Cable  
Eat-in Kitchen  
Fenced Yard  
Garden  
Paneled Doors  
Pantry  
Porch  
Replacement  
Roof age 10-15  
Thermopane  
Workshop

### Property Features

None

### Taxes/Fees

Twp/Bor Taxes: **357**  
Sch Taxes: **877.45**  
Tax Year: **2009**  
Tax Class: **0**  
Assessments: **0**  
Assoc Fee: **0**

### Available Financing

Cash  
Conventional  
Fed Housing  
Veterans

### Included

**Stove, Refrigerator & Dishwasher**

### Not Included

**Owners Personal Belongings**

### Comments

**Directions-From Philadelphia Street, take 119S to Homer City, turn right on Church Street, travel one block & make right onto Greeley St. Travel one block and make right onto Yellow Creek St. House on right #278. Yrly Taxes are \$1,234.47**

