

# Good News Realty

## 724-463-9000

June 9, 2010



Listing #:	<b>0307044</b>	Status:	<b>Active</b>
List Price:	<b>\$79,900</b>	Style:	<b>Multi-Level</b>
Year Built:	<b>1959</b>	Ownership:	<b>Single Family</b>
Total SqFt:	<b>1,364</b>	Terms:	<b>0</b>
Acres Est:	<b>0.11</b>	Possession:	<b>Close</b>
Bedrooms:	<b>3</b>	Close Price:	
Baths:	<b>2</b>	Close Date:	
Garage Stalls:	<b>2</b>		
Address:	<b>477 13TH S</b>		
	<b>Indiana, PA 15701</b>		

### Specifications/Legal

SqFt, Above Grd:	<b>1,364</b>	Garage Type:	<b>Integral</b>
SqFt, Main:	<b>624</b>	Garage SqFt:	<b>0</b>
SqFt, Below Grd:	<b>624</b>	Drive Type:	<b>Asphalt</b>
Air Conditioning:	<b>None</b>	Exterior:	<b>Brick and Vinyl</b>
Heat Type:	<b>Hot Water</b>	Trim:	<b>Plaster</b>
Heat Fuel:	<b>Natural Gas</b>	Roof Type:	<b>Shingle</b>
Annual Heat:		Walk Out:	<b>No</b>
Water Sftnr:	<b>None</b>	Fireplaces:	<b>0</b>
Water:	<b>City</b>	Frpl Type:	<b>n/a</b>
Sewer:	<b>City</b>	Parcel:	<b>24-006-202</b>
Zoning:	<b>R1</b>	Basement:	<b>Concrete Block</b>
Lot Size Desc:	<b>64 x 72</b>		
Legal Desc:	<b>DB 1601, Pg 246</b>		

### Layout

LIVI	MNFL	14x22	
KITC	MNFL	22x12	Eat-in
FULL	2NDF		
1/2	MNFL		
MAST	2NDF	14x13	Hardwood Floors, 3/4 Bathroom
BEDR	2NDF	12x12	
BEDR	2NDF	10x17	Hardwood Floors, attic access

### Area

Subdivision: **None**  
Mun/Bor: **Indiana Borough III**  
Sec-Twn-Rng: **0 - 0 - 0**

### Schools

Elem: **Eisenhower Elementary**  
JH/Mdl: **Indiana District**  
High: **Indiana District**

### Home Amenities

Breakers  
Cable  
Ceramic Tile  
Double Hung  
Eat-in Kitchen  
Hardwood Floors  
Heated Garage  
Roof age Unknown

### Property Features

None

### Taxes/Fees

Twp/Bor Taxes: **1225**  
Sch Taxes: **2062.72**  
Tax Year: **2010**  
Tax Class: **0**  
Assessments: **0**  
Assoc Fee: **0**

### Available Financing

Cash  
Conventional

### Included

**Stove, Refrigerator & Dishwasher**

### Not Included

**Personal Belongings**

### Comments

**Directions: From Philadelphia St, turn left onto S 13th St, Home is located on left #477 immediately after ELKS. Yrly taxes are \$3,288.41**

