

PROPERTY DATA

PROPERTY ADDRESS AND DIRECTIONS: 2074 Neal Rd. Homer City, Pa 15748

SCHOOL DISTRICT: Homer City School District

TOWNSHIP: Center Township, Indiana County

DEED: 569 - 261

ZONING OR DEED RESTRICTION: None

PARCEL NO: 12-046-205.01A

ACREAGE: .3 Acres

REAL ESTATE TAXES: School: \$1,064.83

MINERAL RIGHTS: None

Township: \$98.69; County: \$316.37

RIGHT OF WAYS: Utilities

CONTOUR: Level

VEGETATION: Trees (Pines, Maple, etc.)

PARCELS SOLD OFF FROM DEED: None

ELECTRIC CO: Penelec

ELECTRICAL SYSTEM: Breakers (100 amp)

GAS CO: Peoples

HEAT SYSTEM: Gas Forced Air with A/C

WATER SUPPLY: Public

HOT WATER: Electric

SEWAGE: Public

GARBAGE: Available

CENTRAL AIR: Yes

WINDOWS: Recently Replaced

SIDING: Vinyl

COLOR: White

TYPE OF STRUCTURE: Ranch

AGE: 1968

ROOF: Shingle

DRIVEWAY: Paved – Sealed 2018

INSULATION: Walls & Attic

CABLE: Comcast

INTERIOR: Engineered Wood Flooring, Carpet,
Ceiling Fans, Hardwood

SECURITY CAMERAS: Yes

BASEMENT: With Outside Access

GARDEN SHED: 10'x16' (with electric)

<u>ROOM:</u>	<u>LEVEL:</u>	<u>SIZE:</u>
Kitchen +refrigerator)	1	9'x12' (w/ Gas Stove, R
Dinette	1	6'x 9'
Hall Linen Closet	1	
Living Room	1	12 ½' x 15 ½'
Full Bath	1	(with Linen Storage)
Master Bedroom	1	12'x12'(plus Double Closet)
Bedroom	1	11'x12' (with Double Closet)
Bedroom	1	9'x13' (with Double Closet)
Walk-Up Attic		
Front Porch	1	
Side Patio	1	(with Sun Blind)
FULL BASEMENT:		
Living Room	0	12'x16' (Carpet)
Kitchen	0	12'x13 ½' (with Refrigeration, Base Cabinet)
Laundry Room	0	8 1/2' x 12' (with shower, Washer & Dryer, Laundry Tub Sink, Dehumidifier)
Storage/ Utility Area	0	8 ½' x 34' (Gas Wall Heater, Electric Hot Water Tank, Gas Efficient Furnace with A/C)
Storage & Canning Room	0	100 Amp Breaker Box Location