

# ELK COUNTY REAL ESTATE LLC

814-781-1393  
www.elkcountyre.com

39 N. St. Marys St., St. Marys  
Email: leah@elkcountyre.com Fax: 814-781-1371



**Property Address: 225 John Street, St. Marys**

**Price: \$169,500**

Listing Number: 736-16/MLS 16-90  
Tax Parcel #: 13-13-238-2722  
Deed book/Page: 305/1  
Taxes: City: \$1,085.24  
School: \$1,064.32  
School District: St. Marys Area  
Property Type: 2 Story  
Exterior: Cut Sandstone  
Zoning: Residential Suburban  
Lot Size: 65 x 100  
Age: 1950  
Apprx. Sq Ft: 2096  
Heat source: Gas Forced/Central Air  
Average heat cost: \$118.00/month  
Roof/Age: Metal/ 2008



Total Rooms 7— Bedrooms 4— Bath 1.75

Living Room: 14'10 x 21'11 Refinished  
hardwood, Gas Fireplace

Dining Room: 11'2 x 14'11 Refinished Hardwood  
Parquet Floor

Kitchen: 11'2 x 11'9 Remodeled, Tile Floor and  
Counters

Bathroom: 3/4, Off Garage

Laundry: In Attached Garage

Bedroom: 11'2 x 13'5 Back Bedroom,  
Hardwood, Cedar Closet

Bedroom: 11'5 x 12'2 Current Office, Hardwood  
Floor

Bedroom: 12'1 x 13'11 Front Bedroom, Carpet,  
Large Closet

Bedroom: 22'7 x 19'9 Master, 2 Closets,  
Wall of Built-Ins

Bathroom: Full, Dual Sink, Tile

10 x 21 + 14'10 19'8: Hot Tub, Sauna, Fireplace,  
Heated In-ground Pool

Amenities: Rear Patio,  
2 Fireplaces—1 Gas, 1 Wood

Inclusions: Dishwasher, Dryer, Range,  
Refrigerator, Washer

Water: Municipality

Sewage: Municipality

Listing Agent: David Larkin

Exceptional features in this quality built stone house including a hot tub, sauna, heated in-ground pool, attached and detached heated garages, 2 fireplaces, new central air conditioning/heat pump, remodeled kitchen, and hardwood flooring throughout. The spacious floor plan boasts 4 bedrooms, large living room, and lower level family room.

**Move right in!**

The foregoing is based upon information furnished to us by sources deemed to be reliable but no responsibility is assumed by reason of error, inaccuracies, omissions, prior sale, change in price and/or withdrawal without notice.