

# ELK COUNTY REAL ESTATE LLC

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**Property Address: 306 John Street, St. Marys**

**Price: \$145,000**

Listing Number /MLS#: 996-18/18-441

Tax Parcel #: 13-13-238-1937

Deed book/Page : 2017-2,221

Taxes: City: \$ 785.64

School: \$ 750.17

School District: St. Marys

Property Type: Residential

Zoning: Residential

Lot Size: 63 x 125

Age: 1934

Apprx. Sq Ft: 1,571

Heat source/Avg: Nat Gas HW

Roof/Age: Metal Roof



Total Rooms-7 Bedrooms-3 Baths-1.5

Living Room- 13'3 x 19'6 Amazing light, period wainscoting, hw fl.

Dining Room - 11'5 x 14'3 Built-in display cabinet hardwood floor.

Kitchen- 11'5 x 12'8 Modern, new maple cabinets & granite.

Laundry- 6'6 x 8'11 New with first floor, back yard access.

Bedroom - 11'9 x 13'3 Hardwood floors

Bedroom - 13'2 x 13'3 Hardwood floors

Bedroom - 11'5 x 14'11 Hardwood floors

Bath - 8'1 x 9'2 New bath with shower and claw foot tub.

Half Bath-New modern half bath.

Water: Municipality

Sewage: Municipality

Listing Agent: Barb Feidler

PERIOD ARCHITECTURE MEETS MODERN AMENITIES! OPEN CONCEPT! You will first fall in love with the carefully preserved architecture period from the entry door's architecture to the paned glass interior door that separates the enclosed entry from the foyer. Stepping to your left scoted living room over 19 feet in length. Next to the living room through a large open doorway is a dining room with a period built-in display cabinet. The kitchen has been totally replaced with new maple cabinets, granite counter tops, glass back splash, modern stainless range hood and tile floor. back of the kitchen with access to the back yard is a new first floor laundry. Beautiful tile can be found in the kitchen and laundry. Hardwood floors in the living room, dining room and entry.

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.