

# ELK COUNTY REAL ESTATE LLC

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**Property Address: 937 Windfall Road, St. Marys**

**Price: \$73,000**

Listing Number/MLS#1199-19/19-300

Tax Parcel #:13-13-173-674

Deed book/Page: 301-401

Taxes: City: \$ 841.14

School: \$ 827.90

School District: St. Marys

Property Type: Residential

Zoning: Residential

Lot Size: 125 x 200 x 122 x 195 (.56 ac)

Age: 1930

Apprx. Sq Ft: 1,395

Heat source/Avg Nat Gas \$45

Roof/Age



Total Rooms-9 Bedrooms-4 Baths-2

Living Room- Main 16'9 x 9'6 Carpet built in shelves

Kitchen- Main 16'2 x 10'2 Carpet

Bedroom- Main 8'9 x 12'8 Closet

Bedroom- Main 12:8 x 7'2 Closet

Bath- Main 5'2 x 8'1 Updated

Bedroom-Upper 15'9 x 7'6 Paneling

Bath- Upper 8'6 x 5'6

Kitchen- Upper 14'5 x 8'2 Enclosed porch

Office- Main 10'2 x 7'5 Staircase to second floor

Amenities- Back deck, Shed

Inclusions- Dryer

Water: Municipal

Sewage: Municipal

Listing Agent: Leah Whiteman

Do you work in the Industrial Park? Then this house could be for you! This 2 story home can be single family or a duplex for an investment. The first floor has eat-in kitchen, living room 2 bedrooms, office/bedroom and full bath. The second floor features a kitchen, 4 bedrooms and full bath and an enclosed porch off the kitchen. The construction of this home is concrete on the first floor with no load bearing walls. This allows for any changes you wish to make to the layout of the first floor. The second floor is stick built and has a separate entrance if you choose to turn into a duplex. All this situated on a half acre of property. Call today to schedule your appointment..

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.