

Photo Not Available	1 HARTLINE ROAD		MLS# 27022	
	School District	Bald Eagle	Status	Active
	City		Type	Lots/Acreage
	State	PA	List. Type	Exclusive Right To Sell
	Municipality	Snow Shoe Township	Conditions	No
	Zip Code	16829	List Price	\$20,000
	County	Centre	Original Price	\$20,000
	Subdiv/Nbrhd		Sale Price	
	Style		Pending Date	
	Zoning		Sale Date	
Total Taxes		DOM	4	
Tax Year	2008			
Property Code	02-016A-175B			
Lot Acres	2.00	Lot Sqft	87,120	
Roads				
Development Name		# Of Other Lots Available		
Lot # / Size / Price	2 acre parcel suitable for home or cabin/vacation home.			
Included				
Not Included				
Assoc Fee		Cap Fee		
Assoc Fee Includes				
Water Softener		Flood	Unknown	
Water Type				
Sewer Type	Public			
Ext. Features				
Site Influences				
Possession	negotiable	Assmts	Covenants	No Right of Refusal
Finance Type		Builder	Occupant	
Assessed Value		Agent Financial Interest	Owner	Kolasa, et al
Old MLS#		Deed Book Page	Deed Book 1762; Page 0184	
Directions	Route 144 to Snow Shoe, turn right onto Moshannon Avenue and follow to Clarence. Continue through town, pass Legion on right. Continue to right onto Hartline Road. Lot located on left			
PUBLIC REMARKS: Nice 2 acre wooded building lot with no covenants so you can pick your own builder. Excellent lot for home, vacation home or cabin. Additional 3 acre lot is also available for \$30,000. Hartline Road leads to Fish Hatchery. Current taxes are being reviewed for reassessment.				
Broker Information		Phone	Toll Free	Fax
Listing Office 1	COLDWELL BANKER UNIVERSITY REALTY	814-237-6543		814-237-6502
Listing Office 2				
Selling Office				
Agent Information		Phone	Cell Ph	Fax
Listing Agent 1	SHARON HALL	237-6543		814-237-6502
Listing Agent 2				
Selling Agent				
Bonus		Selling Fee	Min. Commission	
Buyer Agent Comm	2.7%	Non-Agent Comm.	Lease Fee	
Commission Info	S.A. Dual/Var Rate - No, Non Agent - No, Non-Agt Dual/Var Rate - No, Limited Service - No, Buyer Agent - Yes, B.A. Dual/Var Rate - No, Sub Agent - No			
Key Location	None			
Agent Remarks	Public Sewer. Public Water line needs improvement before any new taps are available.			

This listing information is provided to you by:
SHARON HALL of COLDWELL BANKER UNIVERSITY REALTY
 Agent: 237-6543 Office: 814-237-6543
 sharonhall@verizon.net http://www.cbur.com
 126 E. Foster Ave... http://www.cbur.com



The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.

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	City		Type	Lots/Acreage
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	Municipality	Snow Shoe Township	Conditions	No
	Zip Code	16829	List Price	\$30,000
	County	Centre	Original Price	\$30,000
	Subdiv/Nbrhd		Sale Price	
	Style		Pending Date	
	Zoning		Sale Date	
Total Taxes		DOM	4	
Tax Year	2008			
Property Code	02-016A-175A			
Lot Acres	3.00	Lot Sqft	130,680	
Roads				
Development Name		# Of Other Lots Available		
Lot # / Size / Price	3 acre parcel suitable for home or cabin/vacation home.			
Included				
Not Included				
Assoc Fee		Cap Fee		
Assoc Fee Includes				
Water Softener		Flood	Unknown	
Water Type				
Sewer Type	Public			
Ext. Features				
Site Influences				
Possession	negotiable	Assmts	Covenants	No Right of Refusal
Finance Type		Builder	Occupant	
Assessed Value		Agent Financial Interest	No	Owner
Old MLS#		Deed Book Page	Deed Book 1762; Page 0184	
Directions	Route 144 to Snow Shoe, turn right onto Moshannon Avenue and follow to Clarence. Continue through town, pass Legion on right. Continue to right onto Hartline Road. Lot located on left			
PUBLIC REMARKS: Nice 3 acre wooded building lot. With no covenants, you may choose your own builder. Ideal lot for home, vacation home or cabin. Hartline Road leads to Fish Hatchery. Second building lot (2 acres) also available for \$20,000. Current taxes are being reviewed for reassessment.				
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