

Agent Full

Farm-Acreage-Lot

1 G Charlie's Road

MLS #: **1651173** Status: **Active**
 Address: **1 G Charlie's Road**
 Area: **Smithton**
 Postal/Mailing City: **Smithton**
 Directions: **Route 70 to Smithton exit. L onto Smithton Pike, R onto Charlie's Road. Lot on left.**

List Price: **\$160,000**
 County: **Westmoreland**
 Zip Code: **15479**
 State: **Pennsylvania**



Lot:
 Lot Desc:
 Acres: **8.46**
 Depth: **755**
 School District: **Yough**
 School Trans:

Front: **518**
 Zone: **Agri**
 Public Trans: **No**



General Information

Bedrooms: **0** Full Baths: Partial Baths:
 Buildings: **None** Insulation:
 Uses: **Farm, Homesite** Improvements: **Storm water piping**
 Terrain: **flat to slight grade** Encumbrances:
 Are the Listing Images Digitally Altered/Staged?: **No**

Remarks

Beautiful Lot, Nearly 8.5 acres Of Level To Slightly Sloped Land. This Lot Is Just Far Enough Away For Privacy, But Still Close Enough To Interstate 70 For Work And Other Travel Needs. Build A Beautiful Homesite And Still Have Room For A Large Garden, Small Farm, Swimming Pool, Or More. The Options Are Endless. Storm Water Piping Already Installed. Septic Design Plans Approved And Paid For - Good Through 2027 & Can Be Renewed.

Agent Remarks

Two adjacent lots #'s 59-15-00-0-019 and 59-15-00-0-093

Features

Type Property: **Farm Without Residence** Year Built:
 Style: Access: **County**
 Construction: Gas: **Propane**
 Electricity: **West Penn** Sewer: **Septic Tank**
 Map#/Block#/Lot#/Info: **59-15-00-0-093 / 59-15-00-0-019** Show: **Other**
 Water: **Well** Tenant Occ: **No** Taxes: **\$264**
 Possession: **Closing**
 Value: **Assessment Value - \$2,280**

Office Information

ICD: **No** ENT: Foreclosure: **No**
 BAC: **2.0** TLC: **0** Short Sale: **No**
 SAC: **0**
 Owner: **Poole** Tour Date:
 Contact: **Blane Allan** Phone: **412 523-2893**
 Agent: **Blane Allan** Phone: Cell Phone: **412-523-2893**
 Email: **blaneallan@ppmccommercial.com**
 Agent State License #: **RS329062** Broker State License #: **RB068055**
 List Office: **R2201 - BERKSHIRE HATHAWAY HOMESERVICES** Phone: **724-733-7100 ext.**
THE PREFERRED PROP
 List Date: **05/02/2024** Expire Date: **10/31/2024** Pending Date:
 Tour URL:
 Media Tour URL

Friday, June 7, 2024

9:34 AM

Requested By: Blane Allan