

**Apex Realty Group**  
**(814) 641-2739**

July 8, 2010



Listing #: **1010105** Status: **Active**  
List Price: **\$55,000** Style: **2 Story**  
Year Built: Ownership: **Single Family**  
Total SqFt: **1,248** Terms:  
Acres Est: **0.26** Possession:  
Bedrooms: **2** Close Price:  
Baths: **1** Close Date:  
Garage Stalls:  
Address: **12160 Sugar Grove Road**  
**Mill Creek, PA 17060**

**Specifications/Legal**

SqFt, Above Grd: **1,248** Garage Type: **None**  
SqFt, Main: **624** Garage SqFt:  
SqFt, Below Grd: Drive Type:  
Air Conditioning: **Central** Exterior: **Vinyl siding**  
Heat Type: **Forced warm** Trim:  
Heat Fuel: **Oil** Roof Type: **Shingle**  
Avg Utilities: Walk-out: **Yes**  
Water Softener: Fireplaces:  
Water: **Municipal** Frpl Fuel:  
Sewer: **Municipal** Plat:  
Zoning: **None** Parcel:  
Lot Size Desc: **61x186** Basement: **Full Bsmt Unf**  
Legal Desc: **TP# 28-02-09 DBV 504-363**

**Layout**

LIVI MNFL 10x23 Carpet  
KITC MNFL 12x23 Vinyl / Carpet  
FULL 2NDF 7x8 Vinyl  
1/2 MNFL 3X5 Vinyl  
BEDR 2NDF 11x13 Carpet, (walk-thru)  
BEDR 2NDF 11x12 Carpet, walk-in closet  
BEDR 2NDF 9x11 Carpet

**Area**

MLS Area: **Brady / Henderson**  
Region: **Mill Creek**  
Sec-Twn-Rng: - -

**Schools**

Elem: **Brady Henderson**  
JH/Mdl: **Middle School**  
High: **Hunt High Sch**

**Home Amenities**

Ceiling fan  
Deck  
Eat-in kitchen  
Porch  
Walk-in closet  
Walk-out bsmt

**Property Features**

Level  
On Paved Rd  
On Public Rd  
Open Ld  
Year-rnd Access

**Taxes/Fees**

Gross Taxes: **372**  
Tax Year: **2009**  
Tax Class:  
Assessments:  
Assoc Fee:

**Available Financing**

Cash  
Conventional

**Included**

**Not Included**

**Comments**

**Priced to sell - 2 or 3 bedroom 1.5 bath home near Mill Creek & Rt. 22 has newer roof, vinyl siding, central air & replacement windows. Large eat-in kitchen, spacious porch & deck and big back yard.**

*These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.*

**Residential**

