



3133 New Germany Rd
Suite 85
Ebensburg, PA 15931
814-472-6660

James F. Estep, Jr.
Broker

Doug Tusing
Agent ph. 472-4260

www.esteprealty.com



ADDRESS		BDRMS	BATHS	PRICE	
534 S. Cherry St., Ebensburg, PA 15931		4	2.5	\$269,000	
TYPE:	2-story	AGE:	2003		
CONSTRUCTION:	Frame/vinyl siding	GARAGE:	detached 2-car, plus separate shed		
SQ. FOOTAGE:	Approx 2,000	ROOF:	asphalt shingle		
LOT SIZE:	0.94 Acres	HEAT:	electric heat pump		
TAXES:	\$2,933	WIRING:	200 amp CB		
WATER:	public	ZONING:	R-MH (multi-household residential)		
SEWER:	public	TAX ID # 24-09-103; DBV 1744 PG 1141			
ROOMS	1st	2nd	BSMT	AIR CONDITIONING	YES - Central air
LIVING	X			CARPETS	Some, some laminate
FORMAL DINING	X			REFRIGERATOR	YES WASHER - YES
KITCHEN	X			DISHWASHER	YES DRYER - YES
BREAKFAST AREA	X			DISPOSAL	YES
BATHS	.5	2		RANGE	YES
MASTER BEDROOM		X		DRAPES	
BEDROOM(S)		3		FIREPLACE	
DEN/EXERCISE RM	X			PORCH/DECK/PATIO	Rear deck
LAUNDRY			X	SCHOOL DIST.	Central Cambria
OTHER				STORAGE	Ample
ATTIC	TRAPDOOR ACCESS			WINDOWS	Double-pane
BASEMENT	FULL, UNFINISHED			CABLE/TV ANT./SAT	Yes
DIRECTIONS:	From center of Ebensburg, go south on S. Center Street. Turn right onto Prave Street, then left onto South Cherry Street. Home sits on left, just below Ebensburg R to T trailhead parking.				
REMARKS:	Impeccably maintained, like-new home built in 2003 on a beautiful 1.1 acre lot. Great location for an active lifestyle - just a short walk to YPCC, and bordering Rails to Trails. Move right in - no work needed.				
THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED					