

Land & Home

Howard Hanna Professionals

SERVING POTTER, MCKEAN, TIOGA COUNTIES & THE SOUTHERN TIER OF NY

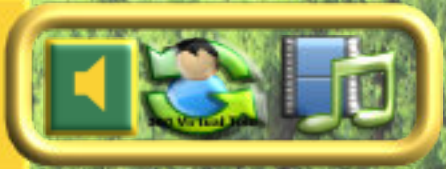
Dave
Gretchen
MJ
Cindy
Penny
Teena



Mid-December Issue, 2022 (12/14/22)

[In This Issue: NEW Useful Links](#)

Interactive - Click these icons inside to HEAR Audio, or SEE 360 Virtual Tours and Videos



FEATURED PROPERTY . . .



218 North Street Ulysses, PA 16948

[GO TO PAGE](#)

NEW FEATURE

SEARCH PROPERTY BY AREA!

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Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Professionals

336 Rt 6, #3
Coudersport, PA 16915
Office: 814-260-1464
Fax: 814-260-1466
<https://coudersport.howardhanna.com/>



Gretchen Songster
Realtor
(716)307-3866



Mary Jo Melton
Associate Broker
Office Manager
(607)765-2694



Cindy Boardman
Realtor
(814)655-6011



Penny Barr
Realtor
(814)558-4086



Christine "Teena" Mountz
Realtor
(570)916-6564



Cynthia Kelly
Realtor
(352)232-1183



David Koch
Realtor
(717)278-3129

**Serving
Potter, McKean,
and Tioga
Counties
and
New York**

CONTACT INFO

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Hello Friends!


Welcome to the newest edition of our magazine featuring the best properties in the area. Need a new location for your business? Searching for your first home? Looking to downsize? Start by perusing our inventory. Then reach out to any of the Professional agents throughout this magazine because they are prepared to assist you with every step of the selling & buying processes.

This magazine is just one of the many tools we offer to our buyers and sellers. A few other advantages of working with Howard Hanna Professionals include the 100% Money Back Guarantee, Real Scout & HSA Home Warranties. Another stellar offering is the network of Howard Hanna agents and inventory that span thirteen states.

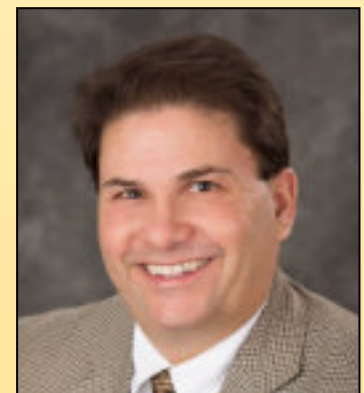
At Howard Hanna Professionals, we aim to provide a multi-faceted real estate experience with a personal hometown touch. From its inception as a single Olean, NY office in 2001 to its current seven office span in PA & NY, Howard Hanna Professionals remains a family-owned business. Our agents use cutting edge technology to work cooperatively with local real estate related businesses to provide seamless transactions.

As we transition from one year to the next, we hope that you will reach out to Howard Hanna Professionals to assist you with whatever real estate needs are in your future.

Sincerely,



Dennis Pezzimenti
Managing Broker
716-378-8989



ENTERTAINMENT PAGE

MERRY CHRISTMAS!



Merry Christmas

G B P T V M X F S A
L L Z T O Y S A L R
R U D O L P H M P N
P R E S E N T I C O
S T N I C K L F G
R S P I V S A Y I A
S R A H O B L F N T
J S I N B H T J R Y
V O F O T S C E G N
R F Y D F A E T G G

- ST NICK
- SANTA
- TOYS
- GIFTS
- FAMILY
- RUDOLPH
- PRESENT
- JOY
- TREE

Make the most out of what is left of 2022!

Potter County Farmers Market - indoor at Riley Gallery
EVERY SATURDAY - 10:00 - 2:00
 through the week before CHRISTMAS!

December						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Phases of the Moon: 7:☉ 16:☾ 23:☀ 29:☾

Holidays and Observances: 24: Christmas Eve, 25: Christmas Day, 26: 'Christmas Day' day off, 31: New Year's Eve

LINKS:

- [PA Grand Canyon](#)
- [Pine Creek](#)
- [Star Gazing](#)
- [Lakes](#)
- [Races/5K](#)

- [Parks/Forests](#)
- [Arts/Music](#)
- [Family Fun](#)
- [TIPO NEWS](#)

Potter/Tioga County Events



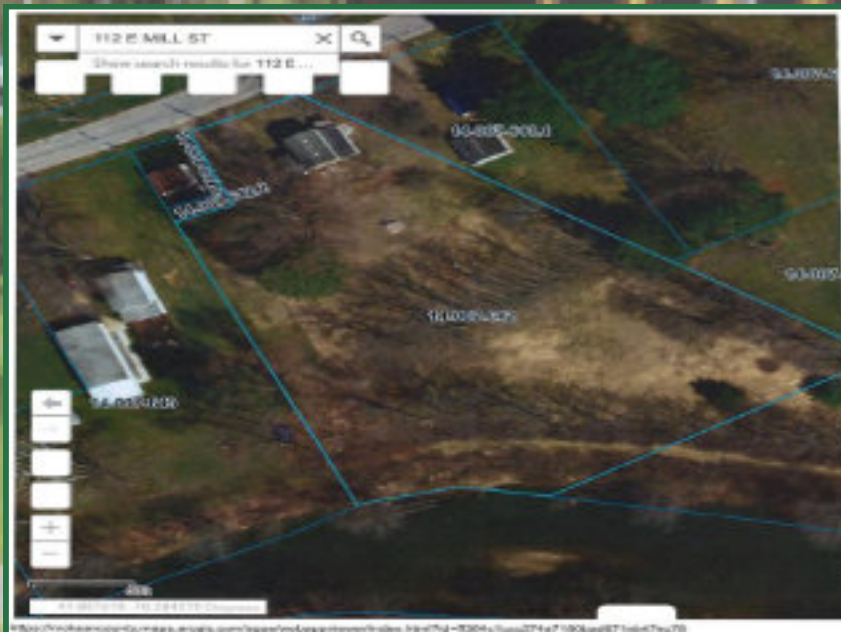


Looking for a quiet, peaceful location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for Lot # 10 that totals 2.61 acres and has access off Back Rd. There is a seasonal stream running through this parcel. Tri- County is the electric provider and the area has good cell service. Perc and probe test will be provided ASAP. A list of restrictions are attached and temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval.

MLS #: 31713542
List Price: \$32,900

Listing Agent: [David Koch](#) Contact: (717) 278-3129

12 W. Mill Street Port Allegany, PA 16743



 **LOOKING FOR A PROJECT,** this is the home for you. Its a 4 bedroom with one bath that needs to be put back together the way you want it. Nice level out of town 1.45 acre parcel but close enough to town to walk. Call and schedule your showing today.

MLS: 31714429
List Price:\$45,000

Listing Agent: [Penny Barr](#) Contact: (814) 558-4086

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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This cute mostly refinished home would make a great camp or full time residence. Large First floor bath also contains the laundry room. Large spacious kitchen with open dining area. A small sitting room/office faces the large back yard area. The over size living room is located in the front of the house. The over-size open staircase leads to four very nice size bedrooms. A beautiful cover "L" shaped porch is great for grilling and gatherings. There is off street parking in the rear of the home along with "street" parking in the front of the home. Also has handicap access. There is a shared driveway between the two neighboring houses.

MLS: 31714461
List Price: \$78,000

Listing Agent: [Christine Mountz](#) Contact: (570)916-6564

21 Academy Hill Road Coudersport, PA 16915



Located in Academy Hill Subdivision, lot 4B. This beautiful building/camping lot has Nice views, nice neighborhood, completely wooded lot with electric, cell service and cable available. A perc test was done previously. The lot is on a side hill and it has a fresh water spring and some trails. This would be a nice spot to park your RV.

MLS: 31713739
List Price: \$19,000

Listing Agent: [Cindy Boardman](#) Contact: (814)655-6011

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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0 A Frame Road Coudersport, PA 16915

7/22



Lovely building lot on A Frame Road with nice Potter County Views. The lot is 1.67 acres and has a partial septic installed. There is electric, cell and internet service available. You can ATV or snowmobile out your front door. This is very close to Denton Hill, Cherry Springs Dark Skies and to State Land. Call to see this great find today.

MLS: 31714082
List Price: \$44,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

119 Butler Road Sabinsville, PA 16943

11/22



This is your little piece of heaven on earth. This 7.65 acre piece of property is a nice mix of approx 2 acres cleared and the balance in woods. It has a cabin on the property and it has a septic tank and the water is spring fed. The electric to the property is currently not connected. There is direct access to all the snowmobile and ATV roads to ride. A perfect year round location! Add your personal touch for finishing touches.

MLS #: 31715690
List Price: \$110,000

Listing Agent: [Christine Mountz](#) Contact: (570) 916-6564

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NEW FEATURE!

**Now you can search for
properties by area!
Just click your desired
location below!**

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[ELKLAND](#)

[GAINES](#)

[GALETON](#)

[GENESSEE](#)

[LAWRENCEVILLE](#)

[MIDDLEBURY CTR](#)

[MILLS](#)

[PORT ALLEGANY](#)

[SABINSVILLE](#)

[SHINGLEHOUSE](#)

[SMETHPORT](#)

[ULYSSES](#)





This awesome piece of property is completely surrounded by state game lands. It has a 2.32A deeded right of way to the property, which is 4.62 acres...for a total of 6.94. A peaceful, private little piece of heaven! Ideal place for hunting, or just building your own little get away to enjoy all the peacefulness of nature and wildlife. It is also adjacent to Long Run Stream...and excellent trout fishing stream. Call for more information and to schedule a showing!

MLS #: 31715524 List
Price: \$74,999

Listing Agent: [Christine Mountz](#) Contact: (570) 916-6564

252 River Street Genesee, PA 16923

8/22



This a an older home, well built, may need some updating. Situated on a quiet side street in the town of Genesee. There is a breezeway with an attached one car garage. It also has an enclosed back porch with a plush back yard. Call for an appointment to see this lovely home.

MLS: 31714112
List Price: \$82,250

Listing Agent: [Christine Mountz](#) Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Want To Be A Blogger OR A Community Reporter?

W

elcome to the launch of **TIPO NEWS** (TIOGA /POTTER COUNTY)! As our logo indicates, we intend to be a COMMUNITY-BASED alternative to Facebook, bringing interests to the community, served by the community!

For a limited time, you can get a **FREE** Blog account to write about any interest(s) you have (some ideas below):

- Hobbies (Gardening, Collecting, Crafting, etc.)
- Photography - Share your photos and/or videos.
- Opinions - Political, Personal,
- OUTDOOR ACTIVITY - Skiing, Camping, Hiking, Hunting, etc.
- Religion
- Community Events, Local History, etc.
- Arts (Dance, Community Theatre, Performance, Musice, etc.)
- GOOD NEWS
- LOCAL NEWS - Be a REPORTER, Blogger, OR BOTH!
- CLASSIFIED ADS - (FREE, for now!)

This is the initial launch of something that we hope will add value to your daily life. To find out more and to take a tour of the developing site, go to the link below. While there, please subscribe (bottom of any page) and sign up for your FREE blog account. We look forward to growing with you!

[Click Here >](#)



[< Click Here](#)



Private lakefront home situated on 5.44 acres in Northern Potter County. Take a look at this incredible location with 600' of shoreline, docks, outbuildings and more! Situated directly on Lake Lloyd which is a 43 acre body of water where geese and eagles grace the skies and many species of stocked game fish await your line. Here sits this well built 3 bedroom 2 bath home with an open floor plan giving you unobstructed views of the lake. Sit and relax in the sun on the large treated upper deck or relax in the shade on the large lower level concrete patio. The lower level of the home consists of 2 bedrooms, 3/4 bath, laundry room and a large family room with a walkout to the patio. A oversized staircase leads to the upper level where the kitchen, living, dining area, another bedroom and full bath are located. A detached 2 car garage with concrete floor and 16' overhead door offers plenty of storage plus another storage building located at the dock provides room for kayaks and more.

MLS: 31714324
List Price: \$349,000

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

82 Woodland Heights Drive Coudersport, PA 16915



Cozy 3 bedroom, 1 bath home situated in the woods just outside of Coudersport on 1.78 acres. This single story ranch with daylight basement is situated off Vader Hill Rd in a small subdivision, if you're looking for peace and quite plus the added convenience of being only 6 minutes out of Coudersport then this may be the one for you. Come take a look at the mature timber and landscaping surrounding this home, sit on one of the decks or in the screened porch and enjoy the quiet sounds of nature, once the leaves drop you'll have quite view out across the valley. A detached 2 car garage is also used as a workshop and has a stairwell to the 2nd floor storage area with plenty of room for all your belongings, the garage is heated by a wood stove. The home has a full walk out basement with a one car garage that is currently being used for storage, there is an operable wood stove in the basement and one on the first floor that is not hooked up. Home could use some updating.

MLS: 31714304
List Price: \$215,000

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915



Amazing start of a beautiful Contemporary home on a quiet lane in the quaint town of Coudersport. Home was built in 2001 on 7.27 acres but the interior was never finished. The studded walls are up, 2 or 3 heating systems are there, along with 3 gas fireplaces as well as most of the windows and doors. The home is set up for 7 to 8 bedrooms and 8 to 9 bathrooms. There is also a small 3 bedroom home with one bath next door, that could be used for contractors or for the new owners while it is being completed. There is plenty of room to add a garage on the lovely property. Call for more information or to set up a showing today.

210 Ross Glen Road Coudersport, PA 16915

MLS #: 31715671 List Price: \$600,000



Listing Agent: [Gretchen Songster](#) Contact: (716) 307-3866

218 North Street Ulysses, PA 16948



INVESTORS OR RETIREES! This property on 3.47 acres in Ulysses Borough includes a 3 bay high pressure carwash, Maytag equipped laundromat and 52 unit storage facility! There is additional acreage to expand this business or add another. Every storage unit is currently rented, the laundromat is fully operational, the carwash may be closed temporarily soon depending on weather. There is on site electric and gas, an outdoor wood/coal stove for backup heat. There are 14 maytag washers, and 10 maytag dryers, all coin operated. Includes coin operated vacuum & tire pump, change machine, office, bathroom and tool/storage room for equipment. Each wash bay has 2 overhead doors. Prequal letter or proof of funds required to set up showings.



MLS #: 31715790
List Price: \$535,000

Listing Agent:
[Cindy Boardman](#)
Contact: (814) 655-6011

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915



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Situated on the eastern edge of Coudersport sits this 2 story farmhouse on 1.59 +/- acres, enjoy the large paved circular driveway that leads to the detached garage/shop and house. House is tastefully

remodeled with a brand new 2nd floor full bath. Once entering the side door you'll enter the spacious kitchen with plenty of cabinet space for all your cooking utensils, down the hallway is the full bath and laundry area. As you continue through the home you'll enter the dining & living room plus a bedroom / office space conveniently on the first floor. Upstairs you'll find 2 nice size bedrooms, a brand new full bath as well as a master bedroom with a vaulted ceiling and it's own powder bath. Outside, enjoy the beautiful setting with with a view of the mountainside plus a storage building and large swingset right in the backyard. Walk out the driveway to your garage with half of it already finished that could be a rental or Airbnb perhaps? Acreage taken from tax cards.

MLS #: 31715541
List Price: \$220,000

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

0 State Route 6 Gaines, PA 16921

4/22



This property has approximately 425' of Pine Creek frontage. The 2000 sq ft Red Shed Bldg is a great business location. There also several smaller bldgs as well used for "Flea marketing" with 150' of Rt 6 road frontage. The asking price is for Land/ Buildings/ and contents! It is a total of 4.47 Acres of prime property. approx. 3 a of open level ground and 1.47 a of wooded land adjacent to Pine Creek.

MLS: 31713275
List Price: \$465,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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Beautiful Colonial home set in a picturesque location in the charming town of Coudersport along the Allegheny River. This five or six bedroom home is currently being used as an office with a lovely apartment over part of the home. There are 2 working half baths in the main part of the home and one and a half baths in the remodeled apartment upstairs. Currently there is no kitchen on the first floor but there is plenty of room to add one. The home is on 3 electric and 3 gas meters and could be set up as 3 apartments, used as one large home or continue on as a large office building with one income producing apartment. It is a short walk to downtown, a twenty minute drive to the Cherry Springs Dark Skies & Denton Hill or thirty minutes to Lyman Lake. Check out this historic home on a quiet street that could be used in so many ways today!

MLS #: 31715564
List Price: \$200,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

391 Nelson Run Lane Coudersport, PA 16915



Secluded home behind the Golf Course in Coudersport on 5.95 acres. The lovely home sits in a nice partially wooded setting with a small pond and stream on the property. There are 5 bedrooms, 3 baths, large living room with a coal fireplace on the main floor and a pellet stove in the family room in the basement. There is a custom birch kitchen and a nice sized dining room. The main bedroom has a small deck off it and there are 2 bedrooms with knotty pine walls. The attic bedroom on the 3rd floor is charming. There is a nice sized deck that is partially covered for enjoying the view and the wildlife. The 2-car detached barn garage has plenty of room for all your toys and there is a shed on the back. The owner built a nice shooting shed and a large wood sided barn with a metal roof. Property borders land that can be leased for hunting. Call to see this unique Potter County listing.

MLS: 31714056 List Price: \$294,500

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





This cute single story home boasts of 2-3 bedrooms large kitchen a living room and a dining room. An enclosed back porch faces the gorgeous large partially fenced back yard. Located on a nice quiet street. Within walking distance of the school. 3/4 basement is a concrete floor and the rest is dirt floor. With a little clean up and TLC this can be your get away cabin or full-time residence. Call for an appointment today. *Note Tenant is in the midst of moving therefore it was hard to get "clean" interior pictures.

MLS #: 31714025
List Price: \$72,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

19 Kline Road Galeton, PA 16922



This two story home is located back off of Route 6 with a large back yard and a brand new 14x24 storage building. there is a detached small garage/shed next to the house, owner plans to remove the small section on the east side of the garage. All of the flooring has been removed in preparation for new carpet/vinyl/wood to be installed. Handy off street parking. There is a new wall vented gas heater downstairs and the up stairs is electric baseboard. A new metal roof and well pump. Call for an appointment.

MLS: 31715688 List Price: \$150,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Check out this fully operational business in beautiful Potter County. Goodwin's Garage offers a full service station with gas for on and off road vehicles, diesel and kerosene, small retail store, all the set up for an auto repair shop and a car wash. Most tools and inventory are being included. The carwash will accommodate large trucks, buses, cars and ATV's. There are also two large bays in back that access a large warehouse / storage area. Sale includes 2 tire machines, Spin Balancer, 2 Lifts, Transmission Jack, Engine Hoist, Torch Set, Fork Lift, Air Compressor, Bumper Jack, Welder, 1200 Generator, an older Ford Tractor with plow, Drill Press, Plasma Cutter, Pipe Bender, and much, much more. The ice machine is on a filter system and there are 2 freezers. The location is prime area for ATV and Snowmobilers. This is a great opportunity to own a great small business! Call today for a showing and more details.

Listing Agent: [Gretchen Songster](#)
 Contact: (716) 307-3866

Listing Agent: [Penny Barr](#)
 Contact: (814) 558-4086

MLS #: 31712721
 List Price: \$240,000



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**Coudersport is doing a food drive for
Thanksgiving/Christmas season for
Coudersport Food Bank.**

Drop off any donations at HH office!





2022 Gift Of Memory

Thank you for helping us have another successful year!

148 Billy Lewis Coudersport, PA 16915

6/22



ATV's and snowmobilers' dream!
This 2 bedroom cabin is on a .68 acre level lot right on the trails. Well, septic, natural gas and cell service in place. Cabin has a large living room with wood stove and hard wood floors, new laminate flooring in the kitchen. Bring your friends and your remodeling ideas.

CAMP/CABIN

MLS: 31713868
List Price: \$125,900

Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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This adorable, 2 bedroom cabin is perfect! It sits on .64 acres of mostly wooded property with a private driveway off of North Hollow Road. A beautiful large, covered porch makes and ideal spot for watching nature and wildlife. Schedule your appointment to see this perfect little get away. Items included are pellet stove, dehumidifier and new appliances.

MLS: 31715597
List Price: \$112,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

3657 U.S. Route 6 West Ulysses, PA 16948



This once very popular family resturant known as the Sylvania Resturant, was a thriving buisness. It is located on US hwy 6 between Galeton and Coudersport. AND the back side of the property is on Rock Run Road, which is a popular snowmobile road with many, many miles of vehicle travel through the mountains of northern PA in Potter county. Also easy access to miles of ATV riding. This could be a great business opportunity or converted to a family home or camp. Or a viable vacation rental. There are two other buildings on the property, one is a vacant house that needs to be demolished and a garage that could be salvageable and used. Call for an appointment today.



MLS: 31715658
List Price: \$325,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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This was a really cute Aframe camp in a nice secluded area. Has not been used in many years but is a beautiful spot to rebuild another nice camp. The piers of the foundation have shifted and it is not inhabitable in its present condition. Great get away location for relaxing or hunting/ fishing. Close to Genesee river headwaters. Downstairs was a living/ kitchen and bathroom and the loft was a bedroom. This property is sold "as is". In the 1960'2 this was a cul-de-sac "vacation" development. This is the first lot on the left upon entering Leadville Hollow Lane. A great secluded get away spot with easy access to town.

MLS: 31713038
List Price: \$22,500

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

408 W. Main Street Smethport, PA 16749



Well maintained Historical building in the heart of the business district in Smethport PA. Lots of potential for this building with 2 office spaces or rental areas for a small business, birthday parties, etc. located ground level. One apartment on the second floor ready to be rented with potential to finish off another are on the second floor for a second apartment. This building has many upgrades and has been very well maintained, freshly painted and ready for you to make it your own. Call today to set up your showing. I have included a write up from the owners along with the pictures.

MLS #: 31713287
List Price: \$245,000

Listing Agent: [Penny Barr](#)
Contact: (814) 558-4086

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Looking for a quiet, peaceful location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for lots 1&2 combined that total 5.18 acres and have access off Back Rd. or possibly from a 50' deeded right of way running through the middle of the subdivision. Tri- County is the electric provider and the area has good cell service. Perc and probe test will be provided ASAP. A list of restrictions are attached and temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval.

MLS: 31713525
List Price: \$62,800

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

138 Joe West Road Middlebury Center, PA 16935



This large multi-family home has great income potential. It was one large farm house converted into two rental units with separate utilities. This property is conveniently located 12 minutes from Wellsboro and approx 20 minutes from Corning Ny. Country location minutes from town.

MLS: 31712855
List Price: \$199,900

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
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Located just outside the village of Germania sits this fairly level 6.9 acre parcel that would be the perfect place to build your dream home or cabin.

Located up on the hill right on the ATV / snowmobile trail system you can ride for miles and miles right from the property and if you need gas the Germania Store is just down the road less than a mile away. Beautiful Southern views from the land and a small pine grove complete this nice setting. Electric and high speed fiberoptic cable are located just across the road, hurry up and give me a call today to tour this great property, it won't last long!

9/21



MLS: 31715693
List Price: \$55,900

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

6460 Route 6 Wellsboro, PA 16901

11/22



This beautiful restored home is move in ready. Hardwood floors through out (some original) Stained glass accents throughout. New kitchen with walk in pantry.

Dining room has a custom built coat/appliance/dish cupboard and a sky light! Living room has fireplace and walk out entrance to the new open deck. Master bedroom has pocket doors with stained glass light panels. Features a walk in closet. Bath room with a soaking tub and shower. Upstairs there are two matching bedrooms with built in closets/dressers and computer desks. The second bath has a large walk in shower. The outside is a beautiful manicured yard with a nice mix of woods. There is a single car garage next to the house and a large 3 story barn with a man cave/shop, top level empty waiting for your creative ideas to finish and lower level is a 2 1/2 car garage. Must see!



MLS: 31712652
List Price: \$335,500

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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This beautiful piece of property is ready waiting for you to add your structure. There is a mound/in ground septic, a drilled well, electric pole and wire waiting for you to add the finishing touches. A cleared level spot is ready for a home/camp/RV . And the view is awesome too! Not to mention there is access to all ATV/snowmobile trails right from your driveway! Cleared area is surrounded by trees for plenty of privacy. Also has 650' of road frontage, and already useable driveway and a small stream on the edge of the property. Call today for an appointment., it won't last long.

MLS: 31715737
List Price: \$145,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

711 Bells Run Shinglehouse, PA 16748



Here's an affordable camp located just over the line into McKean county. Cozy 2 bedroom cabin with large living room. The kitchen has all the essentials. There is an enclosed porch and a full bathroom. Bring your ideas, needs some repairs.



MLS: 31715835
List Price: \$72,000

Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





This lovely stone masonry ranch home has been well-maintained and features a spacious family/living room, a large master bedroom & a nice 1/2 bath-laundry just off the kitchen. With 2 more BRs, a full bath & mudroom, there's lots of space to make your own. The rancher sits on 28 partially wooded acres & has a huge 2-car oversized garage with workshop, which could be turned into 3 bays if desired. The home is located just off Route 49 & the property extends behind the buildings with a pond and shed on the upper part.

MLS: 31714282 List Price: \$178,000

Listing Agent: [Mary Jo Melton](#)
Contact: (607) 765-2694

207 Borie Street Coudersport, PA 16915



Nice 3 bedroom, 2 bath, 2 story with 3 separate porches located in Coudersport Borough close to conveniences and within walking distance to the downtown area. Situated at the intersection of Borie Street and Chestnut Street this home could use some TLC but would be a great place to raise a family with being close to the school and Mitchell Park. There used to be a single wide behind the house and the water /sewer lines are still there which means it would be a nice place for a workshop/garage or whatever you decide. Home is heated by a natural gas boiler with baseboard heat on the first floor only. The second floor has 3 bedrooms plus a full bath. There are still some items left in the house and on the property, they will be removed prior to settlement. There is a hot tub on the side porch was last used 2 years ago, the condition is unknown.

MLS: 31713714 List Price: \$95,000

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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This great piece of property is being subdivided off of the main farm (which is not being sold). The Club Hill Road is the access point to the property even though the northern part of the property borders Rt 144. with 543' of road frontage and the southern boarder of property on Club Hill Road has 549' of road frontage. Absolutely beautiful views from this mostly level 19.07 acres.

MLS #: 31715754
List Price: \$159,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

00 Cherry Tree Lane Coudersport, PA 16915



Lovely wooded building lot in a beautiful subdivision outside of Coudersport. The lot is estimated to be 1.65 + or - acres. There is a perk test on file and electric as well as highspeed internet are available. You are close to trails for ATVs and snowmobiles and 15 minutes from the PA Dark Skies at Cherry Springs State Park. Check out this amazing opportunity to own a lot in a great location of Potter County today.

MLS: 31715843
List Price: \$25,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Own a piece of Potter County History with this historic farmhouse located in Costello, PA. The home was used as staff quarters during the world's largest Tannery hey days in the 1880's. It sits on .45 acres and is behind the First Fork Lodge, close to great fishing. Beautiful mountains surround this area and the farmhouse has plenty of room for the family or gang, with 4 bedrooms and 1 large full bath. The upstairs needs some love but the downstairs is ready for your rustic stay in God's Country. The outside has two new porches, front and back with vinyl siding and a metal roof covering the exterior. Bring your rockers and sit a spell while enjoying the peace and quiet of this lovely valley. Call for an

MLS: 31714239
List Price: \$75,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

247 US Rt 6 Coudersport, PA 16915



 This is an excellent opportunity to own a prosperous business. Is it a quality furniture and flooring store....fully stocked! The sale includes the building, land and inventory! The complete second part of the inventory is currently stored in the other building in Scio/Wellsville NY. Which is currently housing a building full of unopened inventory in boxes. The NY building in NOT included in the sale. There are links to the exterior and interior of the property on the MLS. Financials will be provided to serious buyers once they have seen the property. This home is move in ready. Call today for a showing!

MLS: 31715807
List Price: \$895,000

Listing Agent: [Christine Mountz](#) Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





A perfect location close to town but not on main street. Just about anything would work perfectly in this great location, with plenty of private off street parking. Nice size rooms, spacious areas, with 5 spacious rooms with sinks and mechanicals could be easily converted to a home. Business and equipment can also be purchased for an additional agreed upon fee. Additional storage and 2 restrooms. Make an appointment to see this property to make it your own.. The paved off-street parking is equipped with handicapped access. Use it as a business or convert to your own private home on this great corner lot! Corner of Maple and S East St.

Listing Agent: [Christine Mountz](#) Contact: (570) 916-6564

Useful Links to get Answers to your Questions!

[6 Ways to Transform a Home's Dated Exterior](#)

[5 Outdated Bedroom Design Trends We're](#)

[22 spacious ways to rearrange your lounge](#)

NEW

[30 Minimalist Bedrooms That Showcase the Beauty](#)

[Living room paint ideas – 29 stylish ways with paint, and](#)

This property is perfect for the nature enthusiast. Lots of wildlife surrounded by calm and quiet. Secluded on the top of the mountain, but close to the "rails to trails" hiking/biking path, Pine Creek, the Grand Canyon, dark skies and historic downtown Wellsboro. And close to state game land as well. This cozy cabin is an ideal get-away or a serene place to live. It sits on a 2.12 acres of woodland. With a little TLC and personal touches it can be your perfect place to live or vacation. Call today to schedule and appointment.



Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





This property has endless possibilities! Currently used as a single family home with 4 bedrooms but easily converted back to a 2 unit. You can live in one and let tenants pay your mortgage! It also has a 8 dog kennel with fencing which could generate even more income. There are apple, pear trees and grapevines too! There is a large 2 car garage, patio area and a small back porch. Plenty of room for the whole family and all the pets too!

MLS #:31711599
List Price: \$195,000

Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

3 Popular Avenue Galetton, PA 16922



This 2 story 4 bedroom house on the edge of town great for full-time residence or a great camp/ rental. A detached garage across the street with 2 outside additional parking spaces. Needs a little attention but has great potential.

MLS: 31715854
List Price: \$64,900

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





One of Potter County's great locations for 84 acres of mostly woods, 5 acres of open views, a home, a small stream and spring run on the property. It is close to Denton Hill and It is not a far drive to the PA Dark Skies at Cherry Springs or a short drive into quaint Coudersport. This home has 3 bedrooms, two full baths and an open floor plan for the kitchen, dining and living room. There is a nice sized two car garage, 10 x 12 storage shed and a large deck that wraps around 2 sides. Sit by the cozy wood stove in the winter while watching is snow or enjoy the mountain views off the deck. There is a newer hot tub on the deck for those cool summer evenings. The small stream in the back or the spring run going through the property with a cute bridge over it adds to the scenery. There is a sweet spot by the stream with a fire ring to park your camper or RV. Check out this Potter County gem today!

MLS: 31714141
List Price: \$375,000

Listing Agent:
[Gretchen Songster](#)
Contact: (716) 307-3866

805 South East Street Coudersport, PA 16915



Beautiful 2 unit on a nice street in Coudersport. 2 bedrooms in each unit driveway accomodates several vehicles. Downstairs unit has peaceful front porch and enclosed back porch. The huge backyard is quiet and inviting and creates a nice buffer from close neighbors.

MLS: 31713938
List Price: \$137,900

Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

coudersport.howardhanna.com





This beautiful rural farm includes 441 +/- acres with approximately 7 fenced in pastures that all have a water source. The buildings include the farmhouse, a tenant's house with a workshop and full basement, a large livestock barn, 2 large horse buildings in two different pastures. This was a working horse farm, also housed goats and chickens. There is a pond located in close proximity to the farmhouse. There is well over 200 acres of large standing timber ready to be harvested. The owner has done a subdivision with 7 parcels but is only offering this listing as a "total acreage" sale. This is a little piece of heaven you must see. There is a small detached one car garage next to the barn. There are 2 working gas wells on the property that provide gas to the main house and the tenant house. The gas wells remain with the property. There is also a generator that automatically switches on when there is a power outage.

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Listing Agent: [Penny Barr](#)
Contact: (814) 558-4086

MLS: 31714053

List Price: \$2,450,000

133 Hanson Hollow Road Port Allegany, PA 16743



Amazing find on the Western edge of Potter County. This is a neat old farmhouse on an old country road has 3.16 acres. There are 3 bedrooms with room to add a 4th on the second floor and two bathrooms on the first floor. There is a covered and partially open front porch for viewing the hills and night sky and a back deck for your grill. There is a nice shed for storage and plenty of room to add a garage. There is wainscoting on some of the walls and bead board on the ceilings. The nice newer kitchen is large enough for a big family table. There are only two camps up the road from the home and the road dead ends. This would make a great hunting lodge, VRBO or just a place to get away from your busy life. The first floor rooms are mostly repainted but the second floor could use some TLC. Some wiring has been replaced but not all. There is a newer metal roof on the house and shed. Come see this beautiful spot in the mountains and bring your rocking chairs for the porch!

Listing Agent:
[Gretchen Songster](#)
Contact: (716) 307-3866

MLS #: 31714037
List Price: \$129,000

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





This adorable ranch home offers spacious living with an open concept kitchen/living/dining room combination. High vaulted ceilings and plenty of windows showcase the sunlight and peaceful feel of country living. This gem is beautifully furnished for turnkey possession. Washer and dryer are included. Enjoy the views from the covered deck overlooking the mountains. Consisting of 10 acres of both cleared and wooded land and direct access from a paved road, this property is perfect for full time living, a getaway, camp or an Air B&B. There is also hi-speed internet and phone service. It's a short drive to Pine Creek Area for Kayaking, Fishing, Hiking. Within walking distance to State Game Landes. Furniture is included, including TV...2 exceptions, Highboy and white cabinets.

MLS: 31714179
List Price: \$275,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

519 East Second Street Coudersport, PA 16915

7/22



Great location for a business near UPMC Cole on RT 6 in Coudersport. You can own half the Ladona Plaza which currently has one first floor apartment with one bedroom and one and 3/4 baths, an unfinished second floor apartment and 2 large garage bays for storage. The unfinished apartment is set up to have 2 bedrooms, 1 bath and a combination kitchen, dining and living room area. The wiring and some plumbing are roughed into the upstairs apartment. The other half of the building is also for sale with another Realty. This part of the building has about 110 feet of road frontage and room to park about 6 cars. Call today to check out this great business location.

MLS: 31714059
List Price: \$129,900

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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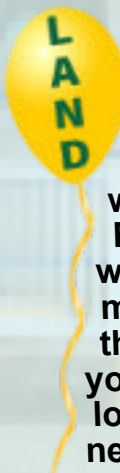


Check out the amazing views of the Potter County Hills from your porch and deck! This raised ranch home sits on 10.13 acres on a quiet country road that is open to ATVs and Snowmobiles. The house has 3 bedrooms, one full bathroom and a large living room, kitchen and dining area. There is also a room in the basement that could be used as an office or for extra guests. The large two-story garage with carport on the side, has plenty room for all your cars and toys. Snuggle up to the fireplace in the winter or use the woodstove in the basement for additional heat. There is also a newer above ground pool off the back deck and a couple of dog kennels for your pets or chickens. The 10+ acres have a nice mix of open ground and woods. You are not far from Cherry Springs Dark Skies and Denton Hill. You will want to see this home soon. Call for a showing today.

MLS: 31714212 List Price: \$275,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

00 Deering Run Rd Austin, PA 16720



Small vacant lot on Deering Run Rd. just off of Prouty Rd. ideal place to park your camper or maybe build a camp. It's a small lot but a nice location within walking distance to PA State Forest just down the road a short ways. Property boundaries are not marked however there is cell signal there and the OnX app will show you the approximate corners of the lot. Note there is a gutter that would need a sluice pipe installed to access the property with a vehicle. From the county tax card it shows the lot with 33' of frontage by 132' deep.

MLS: 31713521 List Price: \$8,500

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Investors or first time buyers! Here is a move in ready, low maintenance 2 unit with good rental history. Live in one unit and let the tenants pay your mortgage. First floor has 3 bedrooms and a very large kitchen. The laundry area is conveniently located in the bathroom. There is beautiful ceramic tile work throughout this 2 unit. Please allow 24 hour notice, must be preapproved to schedule, please remove shoes.

MLS: 31713537
List Price: \$136,900

Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

1953 SR 44 Shinglehouse, PA 16748



Here is your chance to win your dream homesteading property in Potter county! A perfect mix of wooded and open fields with a pond on 40+or- acres! Dark skies for viewing stars, lots of wildlife offering hunting and fishing opportunities and plenty of fields and barn to raise beef and chickens. The 4 bedroom house offers lots of room! Very spacious kitchen with updated appliances and beautiful ceramic tile floor is just off the huge hardwood floored living room. There is currently a hot tub room or you could make this a separate dining area or office. A huge patio/sunroom connects the house to the 3 1/2 car garage. With natural light and large room sizes this home just has an inviting country feel but convenient location only minutes to Shinglehouse, Olean or Coudersport. Seller is considering keeping 5 acres.

MLS #: 31713968
List Price: \$385,000

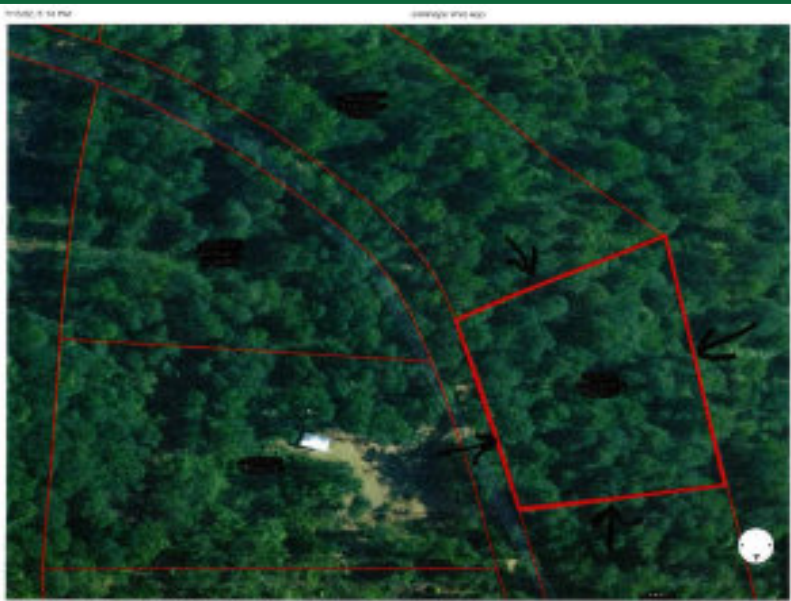
Listing Agent: [Cindy Boardman](#)
Contact: (814) 655-6011

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915



Lot 7 White Knoll Road Ulysses, PA 16948

7/22



LAND

Lovely wooded lot with 1.36 acres which includes the oil, gas and mineral rights. This lot has perked in the past and would be a perfect spot for a cabin in the woods. Bring your camper and see your own night skies. You are not far from State Land, about 20 minutes to Route 6 near the Deer Park and about an hour from Lyman Lake. Check out this great Potter County site today.

MLS: 31714014
List Price: \$19,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

17 Main Street Lawrenceville, PA 16929

12/21



This cute little home is a great starter home or great for an individual. On the edge of town, close commute to Mansfield or Corning.

MLS #: 31712819
List Price: \$69,900

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Listing Agent: [Mary Jo Melton](#)
Contact: (607) 765-2694

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915

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Looking for a quiet, peaceful location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for Lot # 11 that totals 2.61 acres and has access off Back Rd. Tri- County is the electric provider and the area has good cell service. Perc and probe test will be provided ASAP. A list of restrictions are attached and temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval.

MLS: 31713544
List Price: \$29,900

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

Carmar Lane Coudersport, PA 16915



Charming cabin in the woods on a private lane on 5.24 acers in beautiful Potter County, PA. The cabin has been a year-round home and features 2 large bedrooms, 2 baths, large kitchen, dining area and living room. In the basement there is a beautiful custom bar and family room with half of it set up with extra sleeping beds for guests. The living room has a lovely propane fireplace and there are two propane wall heaters in the basement for back up heat. Kitchen was recently renovated and the owners have added new windows, siding and metal roofs. You can enjoy the sweet covered front porch or sit on the large covered back deck and watch the wildlife. There is a nice oversized 2 car garage with a shop on one end, a nice sized metal garage and two metal sheds for all your toys. The owners have added a lovely pavilion to the fenced in back yard and there is a nice She Shed for planting or the grand kids. There is only one other resident at the end of the lane. Call today!

MLS: 31714226
List Price:
\$275,000

Listing Agent:
[Gretchen Songster](#)
Contact: (716) 307-3866

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





This beautiful maintained property is a great "get away" or a full time residence. Perched on the hill side overlooking the valley, state land on the back side and Galeton Boro owned land on the west side giving the property tons of privacy. The home and land has been well maintained. It also has an oversized two car garage with a loft area for extra storage. There is a security system in the home and the garage. The three bedroom 1 full and a 1/2 bath. The walk out basement could be finished as a family/rec area. There will interior pictures posted as soon as the family makes progress with the cleaning progress. Where the rooms say "wood" floors, they may have carpet over them. .Must have a preapproval letter from a lending institution.

MLS: 31713762
List Price: \$332,500

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

556 Coleville Rd. Smethport, PA 16749



A DIAMOND IN THE ROUGH!! This type of property will not come along very often. A Truly Secluded spot to hunt, ATV, walk the trails or just relax. No property line in either direction can be seen from the front door. This property boasts fruit trees, abundant wildlife, tall mature trees and a spring fed stream flowing through the property all while being minutes from town & located across from Majestic Trails ATV park. Lots of potential for you to finish out the way you want, approx. 25'x30' unfinished open living area, beautiful vaulted pine tongue and groove ceilings, unfinished enclosed addition (approx. 20'x30') that could be used for more living space, & enclosed patio. 2 bedrooms, 1 bath with plenty room for expansion. Looking for a hideaway in the woods? This is your property. Multiple out buildings and an old Jeep included to help take care of the driveway in the winters. Call today to set up your showing.

MLS: 31714013
List Price:
\$179,000

Listing Agent: [Penny Barr](#)
Contact: (814) 558-4086

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





1960 singlewide trailer with a full addition built on in 1977, situated on a small lot in a community of other camps, cabins and full time residences. Just off the first fork rd, little stream close for fishing.

MLS #: 31712031
List Price: \$58,900

Listing Agent: [Penny Barr](#)
Contact: (814) 558-4086



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LAND This vacant piece of land is perfect for your mountain home, hunting/camp, just enjoying nature sitting by the North Fork Creek. There is a cleared area as well as wooded. There is an old "cabin" on the west side of the road that is in very poor condition and should be replaced. This 13.6 acres of land won't last, call for an appointment today!

MLS #: 31712924
List Price: \$75,500

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

9637 State Rt 49 Elkland, PA 16920



This older home was most recently a two unit rental. It needs some remodeling and cleaning up but has great potential.

MLS: 31714110
List Price: \$99,900

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





Great commercial property for sale in Coudersport on RT 6. Listing includes day care business, building and land. Owner will leave all day care contents if it is purchased as a day care. Building has a large fenced in play area outside, features two large rooms, a kitchen, one and three quarters baths, office and two large storage areas in the basement. There is a foyer with open lockers and they added shelving and new lighting throughout the building. Owners have all their licenses and compliances for the State current and up to date. The building is ADA compliant and has plenty of parking. There is forced air heat, air conditioning and a security system. The day care is currently approved for 34 kids and is in a great location near the Coudersport High School. There is a refrigerator, microwave, dishwasher and washer and dryer hook ups. Please call to check out this great business opportunity. The sellers are motivated!

MLS: 31713577
List Price: \$159,000

Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

769 Doyle Hollow Rd Port Allegany, PA 16743



Beautiful secluded retreat on 82+ acres that has been in the same family for many years! This 1 1/2 story dwelling has a dining area with an old stone fireplace, living room and big bedrooms upstairs and could probably sleep a dozen or more people. Come take a look at this one of kind property off the beaten path. Located in McKean County but bordering Potter County sits this old camp, it could use some TLC and needs brought back to it's former days of glory. A big spring flows right of the mountainside behind the house into a small pond situated in the pines, the sellers used to keep trout in there years ago. This spring water is piped into a cistern to supply the house if you like or use the drilled well for water. There a couple streams on the property so water isn't an issue with this place. An old farm lane takes you through the pines to the back part of the property, what a great location for food plots! Numerous outbuildings to store your toys including a 2 car garage

MLS: 31713604
List Price: \$255,000

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915



This is a very nice home on a quiet street. It has two lots which gives the owner plenty of room for outdoor fun in the large yard. Interior is in nice shape. Large kitchen, separate dining room. Laundry room with a powder room on first floor. A lovely covered front porch. A barn/ shed in the rear for tools and mowers or a work shop. Plenty of off street parking. Three nice size bedrooms with up stairs full bath.

MLS #: 31712432
List Price: \$84,900

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

200 West Chestnut Coudersport, PA 16915



New Listing

Here's the multi use property right in Coudersport you've been waiting for, lets start with a 2 story, 4 bedroom, 1 bath home, tastefully updated, just move right in or use it as a rental unit. Sitting right next door is a fellowship hall/ gym (61' x 40') 2550 sq. ft. of floor space plus a large kitchen/ dining area , 2 powder baths and gym for when you really need lots of room to entertain and get some exercise! Located on the other side of the gym which is divided by a driveway is the church building itself, (40.5' x 45') 2802 sq. ft. .with a nice entrance from the front to an aluminum handicap ramp to the rear this building is easily accessible. Step inside to a beautiful sanctuary still adorned by the pews and hardwood floors, the church consists of multiple classrooms, office spaces and bathrooms located on 2 levels. There is a large drive through parking lot that wraps around all 3 structures and is accessible from both Route 6 and Vine Street. Call us today for a tour.

MLS#: 31714357
List Price: \$205,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

Coudersport Office: 814.260.1464
336 W Rt 6, #3, Coudersport, PA 16915





This cute 2 bedroom ranch home would make a great starter home, retirement home or camp. Close to ATV roads. The full open dry basement has plenty of additional space for family room or storage. There is new flooring throughout. Fenced in back yard and off street parking.

MLS: 31713625
List Price: \$98,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564



The double wide mobile home is a great spacious home located in the beautiful mountains of PA. Large accommodating rooms, 3 bedrooms 2 baths. Huge working kitchen, family room and living room. 3 covered porches. An over sized 2 car garage plus an additional 8x10 storage shed. A beautiful level yard. Home sits back off the road .

MLS: 31713648
List Price: \$198,000

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

Coudersport Office: 814.260.1464
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43 Pleasant Drive Austin, PA 16720

11/22



Perfect 3/4 acre lot near the Austin Costello Sportsmans' Club not far from Costello and just off the First Fork Road. This level lot has a well and two septs. There is plenty of room for a couple of singlewides or RVs. The lot is pretty level and there are a few trees on the lot for shade in the summer. This is a great location for sports enthusiasts or for those who want a piece of beautiful Potter County. This lot is close to good hunting, fishing and trails for ATVs and Snowmobiles. Call to see it today.

MLS: 31715722
 List Price:\$49,900

Listing Agent: [Gretchen Songster](#)
 Contact: (716) 307-3866

Coudersport Office: 814.260.1464
 336 W Rt 6, #3, Coudersport, PA 16915



coudersport.howardhanna.com



From Rt 6, this home looks like a cozy ranch, but don't let that fool you! This spacious 2-story building has been a commercial business as well as a rental & has potential to be up to a 3-unit. As a residential home, it has many rooms, bedrooms & baths. Storage is not an issue with several closets plus 2 large storage sheds. There is outside access to all parts of the building & it is located within walking distance to UPMC-Cole Hospital, the Sweden Valley Inn, & Morgan AM&T. Perfect for investment income or for a homebased business as well as residential! The possibilities for this property are endless! More pictures coming soon! SF taken from tax records.

MLS: 31714400 List Price: \$159,000

Listing Agent: [Mary Jo Melton](#) Contact: (607) 765-2694

24 Avenue C Coudersport, PA 16915



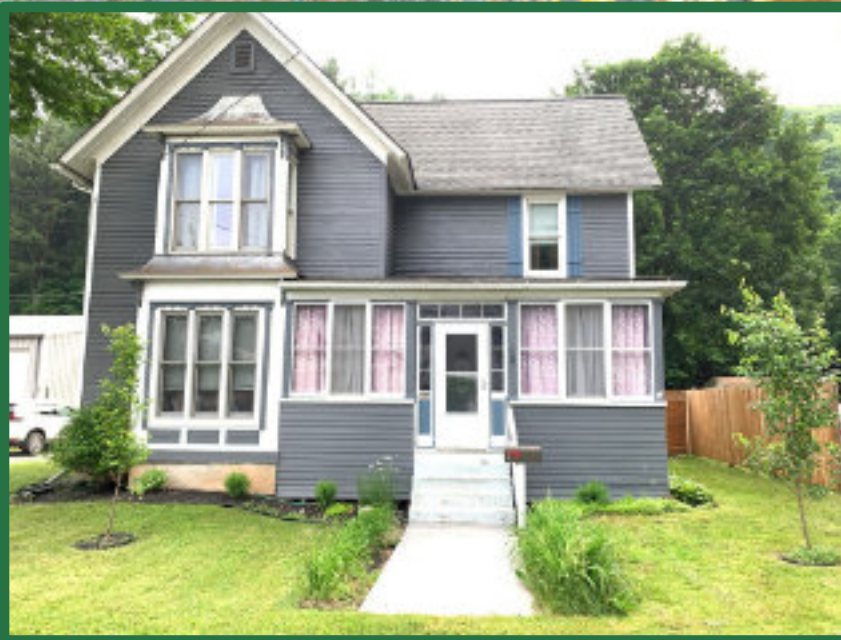
Land borders the upper Allegheny river, renowned for it's excellent trout fishing and scenic beauty! Rare find, 5.4 acre lot with river frontage, nice open yard and a few wooded acres! Perfect for fishing, kayaking or nature lovers who just want a perfect piece of nature to enjoy while living on edge of town. The house is a cute 3 bedroom ranch, spacious living room, a kitchen/dining combo, all in move in condition. There is a full basement with washer dryer, utility area and a work bench and lots of storage room. There is a 2 car garage with a carport, lots of room for a garden.

MLS #: 31712396 List Price: \$215,000

Listing Agent: [Cindy Boardman](#) Contact #: (814) 655-6011

Coudersport Office: 814.260.1464 336 W Rt 6, #3, Coudersport, PA 16915





This home was recently purchased in October of 2021, due to unseen circumstances the buyers never got to relocate so they're putting it back on the market. The home had been remodeled and repainted inside in the last couple years . It's located right in Coudersport so it's within walking distance to the school, parks and downtown. The home has 3, 2nd floor bedrooms with a full bath , stackable washer /dryer are located in the bathroom upstairs. Downstairs is the renovated kitchen , dining, living rooms with enclosed mud and sun rooms located front and rear of the house. Outside is a nice fenced in back yard with a deck and mature landscaping. Pull in the driveway to a 1 car garage/barn that'll keep your vehicle out of the weather, the barn also has a pellet stove for heat and includes a loft storage area with stairs to access it. Plenty of off street parking in your own driveway. Call me today to take a look at this before it's gone.

MLS: 31713812
List Price: \$139,900

Listing Agent: [David Koch](#)
Contact: (717) 278-3129

00 Route 6 Galeton, PA 16922



This 3 Acre property is the site of the former Pine Creek Campsites. It sits along the bank of famous Pine Creek with waterfront accessibility. There is a speculative site plan layout attached to the MLS. Although all the former camp sites are still intact. Perfect central location to all the local attractions including Dark Skies, Lyman Lake, Benezette, Wellsboro, Austin Dam and many others. A great business opportunity awaits you, call today for an appointment.

MLS: 31713801
List Price: \$599,900

Listing Agent: [Christine Mountz](#)
Contact: (570) 916-6564

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