

Land & Home

Howard Hanna Professionals

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

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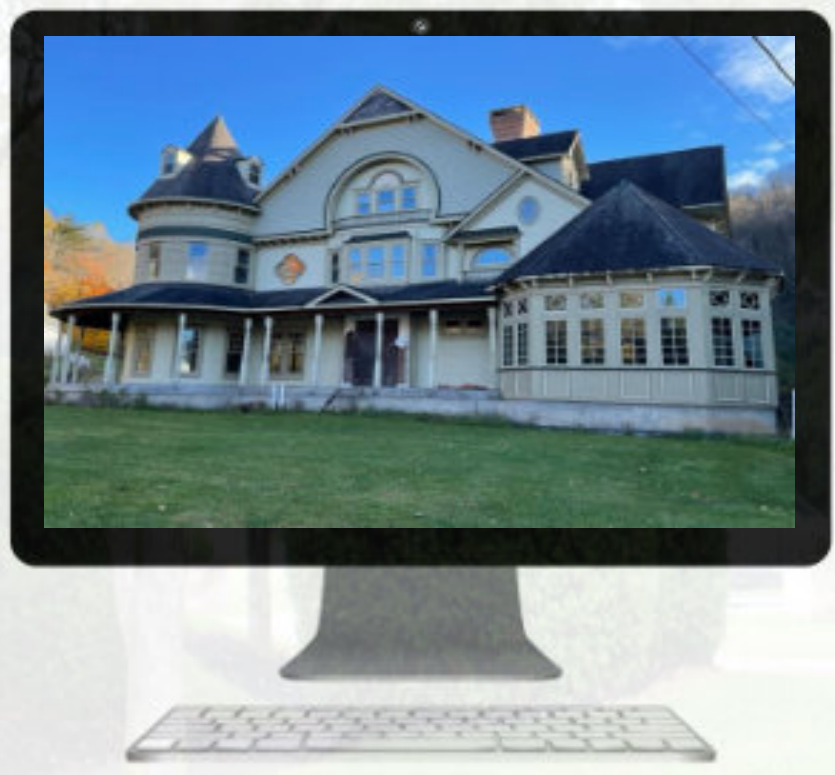
Mid-November Issue, 2022 (11/15/22)

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

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



FEATURED PROPERTY . . .



OPEN HOUSE

1154 East Second
St Coudersport,
PA 16915

DATE: Saturday, Nov 26
TIME: 1PM - 3 PM

210 Ross Glen Road Coudersport, PA 16915

[GO TO PAGE](#)

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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/>



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

Serving
Potter, McKean,
and Tioga
Counties
and
New York



Cindy Boardman
Realtor
(814)655-6011



Gretchen Songster
Realtor
(716)307-3866



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



Penny Barr
Realtor
(814)558-4086



David Koch
Realtor
(717)278-3129

CONTACT INFO

maryjomelton.howardhanna.com

gretchensongster.howardhanna.com

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ENTERTAINMENT PAGE

Ready to Sell? Or Buy?

Looking for your first (or next) home?



THANKSGIVING

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

- TURKEY
- STUFFING
- PIE
- PUMPKIN
- GRAVY
- POTATOES
- CORN

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November 2022

S	M	T	W	T	F	S
		1	2	3	4	5
Fall Back 6	7	Election DAY 8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	Thanksgiving Day 24	25	26
27	28	29	30			

LINKS:

[PA Grand Canyon](#)

[Parks/Forests](#)

[Potter/Tioga County Events](#)

[Pine Creek](#)

[Arts/Music](#)

[Star Gazing](#)

[Family Fun](#)

[Lakes](#)

[Races/5K](#)

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.



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



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.

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

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.



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

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21 Academy Hill road Coudersport, PA 16915 MLS: 31713739 List Price: \$19,000

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.



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

0 A Frame Road Coudersport, PA 16915 MLS: 31714082 List Price: \$44,000

8/22



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.

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

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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!



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

119 Butler Road Sabinsville, PA 16943 MLS #: 31715690 List Price: \$110,000

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.

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

252 River Street Genesee, PA 16923 MLS: 31714112 List Price: \$82,250

8/22

This is 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.

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



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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.



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



82 Woodland Heights Drive Coudersport, PA 16915 MLS: 31714304 List Price: \$215,000

9/22



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



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 quiet 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.

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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.

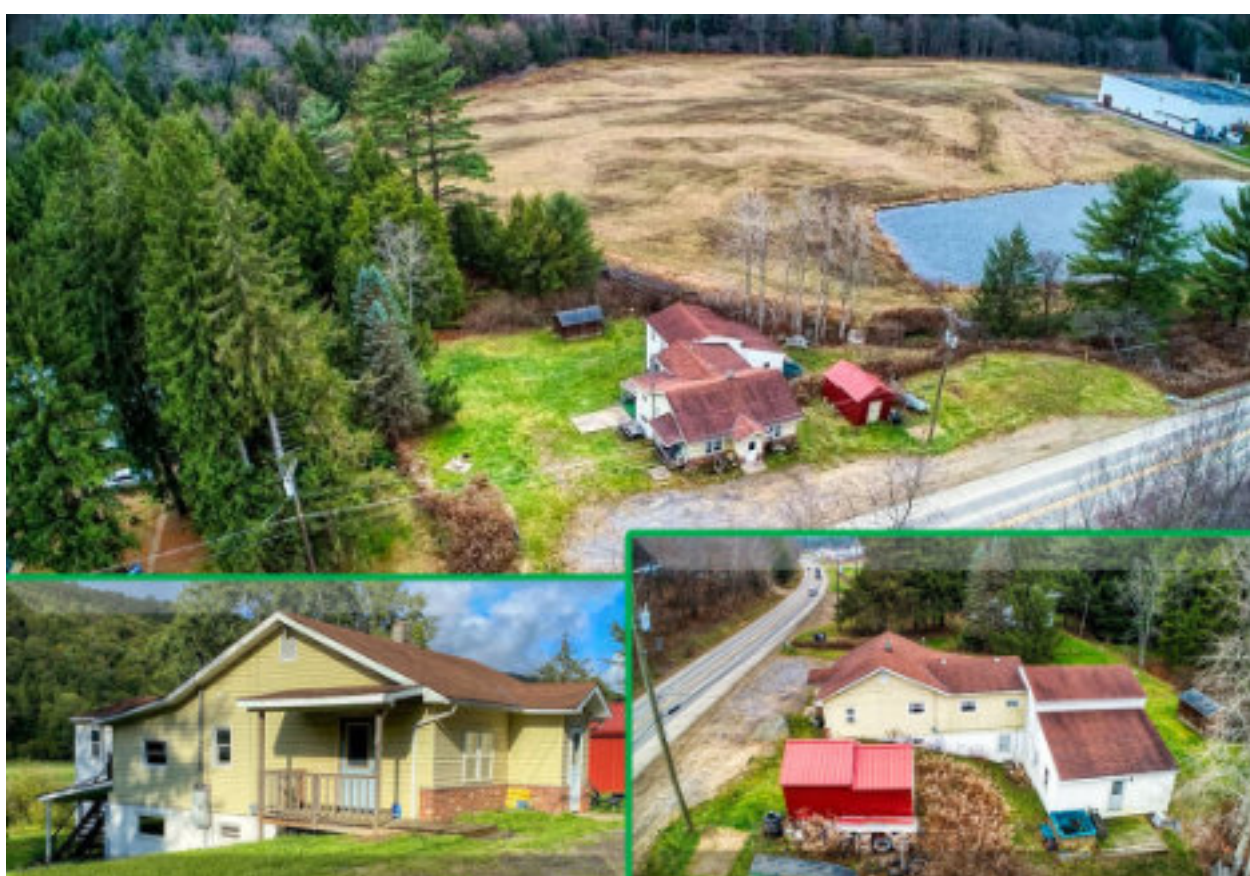
210 Ross Glen Road Coudersport, PA 16915

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



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

1154 East Second St Coudersport, PA 16915 MLS: 31714400 List Price: \$159,000



OPEN HOUSE

**DATE: Saturday, Nov 26
TIME: 1 PM - 3 PM**

**Coudersport Office: 814.260.1464
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Listing Agent: [David Koch](#)
Contact: (717) 278-3129



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.

0 State Route 6 Gaines, PA 16921 MLS: 31713275 List Price: \$465,000

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/Buidlings/ 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.

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



110 East Third Street Coudersport, PA 16915 MLS #: 31715564 List Price: \$200,000

10/22



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



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!

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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.

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



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215 Taft Ave Elkland, PA 16920 MLS #: 31714025 List Price: \$72,000

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.



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

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**COMMERCIAL
PROPERTY**

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

19 Kline Road Galetton, PA 16922 MLS: 31715688 List Price: \$150,000

11/22



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.

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

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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!





FALL IS A GREAT TIME TO PREPARE YOUR HOME TO SELL

I can help you find a home your best friend will love too!



148 Billy Lewis Coudersport, PA 16915 MLS: 31713868 List Price: \$125,900



ATVers 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.

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

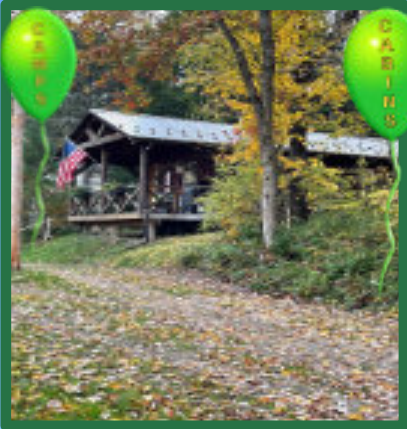


CAMP/CABIN

Coudersport Office: 814.260.1464
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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 an 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.

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

3657 U.S. Route 6 West Ulysses, PA 16948 MLS: 31715658 List Price: \$325,000

10/22

COMMERCIAL
PROPERTY

This once very popular family restaurant known as the Sylvania Restaurant, was a thriving business. 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.

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



143 Leadville Hollow Rd Genesee, PA 16923 MLS: 31713038 List Price: \$22,500

2/22



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.

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

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COMMERCIAL
PROPERTY

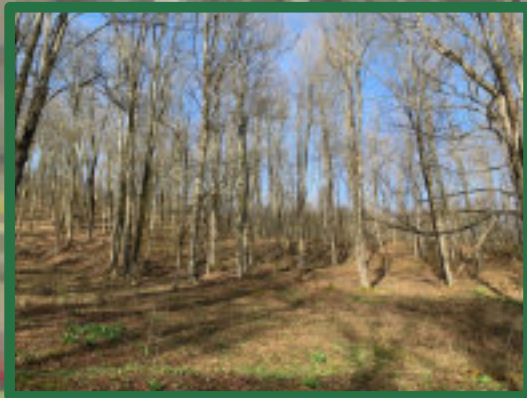
Well maintained Historical building in the heart of the business district in Smethport PA. Lots of potential for this building with 2 office spaces or rental areas for a small business, birthday parties, etc. located ground level. One apartment on the second floor ready to be rented with potential to 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.



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

00 Back Rd Coudersport, PA 16915 MLS: 31713525 List Price: \$62,800

5/22



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.

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

138 Joe West Road Middlebury Center, PA 16935 MLS: 31712855 List Price: \$199,900



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.

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

1/22

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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!

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



**Problem
Analysis
Solution**



6460 Route 6 Wellsboro, PA 16901 MLS: 31712652 List Price: \$335,500

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!



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

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Contact US to feature your property **HERE!**



441 Butler Road Sabinsville, PA 16943 MLS: 31715737 List Price: \$145,000

11/22



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.

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

46 Mitchell Hollow Road Coudersport, PA 16915 MLS: List Price: \$154,900

9/22

Adorable 3 bedroom ranch style home just on the outskirts of town but country all the way! 2 car garage with room for small workshop or use the extra space to store your snowmobiles or ATV. This is located right on the ATV snowmobile trail system! Wildlife and nature are bountiful on this 4.75 acre wooded lot! The house is cute as can be with tongue and groove woodwork, woodstove on a beautiful brick hearth, plenty of natural light in every room. Call today to take a look at this affordable getaway!



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

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This lovely stone masonry ranch home has been well-maintained and features a spacious family/living room, a large master bedroom & a nice ½ bath-laudry 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.

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

207 Borie Street Coudersport, PA 16915 MLS: 31713714 List Price: \$95,000

6/22

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.



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

235 East Main Street Westfield, PA 16950 MLS: 31712744 List Price: \$114,000

12/21



Nice craftsman style, 4 bedroom, 2 bath home located in Westfield on Main Street. 1st floor consist of 2 bedrooms, 1 full bath, office, laundry, living room, kitchen, dining and family room! Home has beautiful woodwork throughout with original hardwood flooring. Kitchen has updated appliances and nice open floor plan, large 27 x 10 deck located off the family room which has a cathedral ceiling. Located close to all conveniences and has a detached garage and blacktop driveway.

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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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 appointment to view it today!



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

11 Angel Lane Coudersport, PA 16915 MLS: 31714237 List Price: \$259,000

8/22



Lovely remodeled raised ranch home in the woods of Potter County not far from the PA Dark Skies and the Coudersport Golf Club. This home sits on 4.39 acres on a private road close to Mitchell Hollow Road. There are 4 bedrooms and 3.5 baths. There is a large family room in the finished basement and an in-law suite with its own living room, kitchen, bedroom and 3/4 bath. There is a lovely gas fireplace in the living room for those cold winter nights and days, as well as a cute gas stove in the basement family room that has knotty pine on two walls. Sit out on the back deck with a lovely, covered pavilion or enjoy the views out the front of the home. There is a mix of open and woods, driveway is paved to two levels of the home and there is a large two car garage with storage above. The whole house generator will keep things running even in the worst storms. This home is move in ready. Call today for a showing!

Listing Agent: [Gretchen Songster](#)
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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!

[Beware the House-Eating Bushes](#)

[15 Home Decor Trends You'll Be Seeing Everywhere This Fall](#)

[Farewell! Designers Say These Are The Paint Trends](#)

NEW

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 nice two bedroom, one bath home with an attached garage is priced to sell. A new furnace has been installed within the last year and other remodeling. The dry basement with a concrete floor is where the washer and dryer are located. It also has a nice fenced in back yard. Located on a quiet street in a nice neighborhood. Located with easy access to the grocery store, gas station, library and school. Call today for an appointment. More right and house is on the left on Manley St.

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

21 Mina Road Coudersport, PA 16915 MLS #:31711599 List Price: \$195,000

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!



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

1111 Honeoye Street Shinglehouse, PA 16948 MLS: 31713901 List Price: \$99,000



Cute as can be! This 3 bedroom would be perfect for the 1st time homebuyer. It is low maintenance, low taxes but offers lovely knotty pine kitchen and plenty of room for the whole family. There is a spacious living room, dining room, den and laundry room in addition to kitchen and bath on 1st floor. Upstairs you will find 3 bedrooms plus an attic.

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

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

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!

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.

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



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

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



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. Ther 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 acerage" 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.

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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 wainscotting 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!

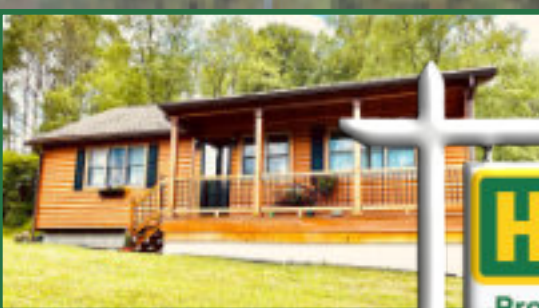


Listing Agent: [Gretchen Songster](#)
Contact: (716) 307-3866

7/22

2042 Phoenix Road Sabinsville, PA 16943 MLS: 31714179 List Price: \$275,000

10/22



Listing Agent: [Christine Muntz](#)
Contact: (570) 916-6500

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.

519 East Second Street Coudersport, PA 16915 MLS: 31714059 List Price: \$129,900

7/22

COMMERCIAL PROPERTY
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.



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

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





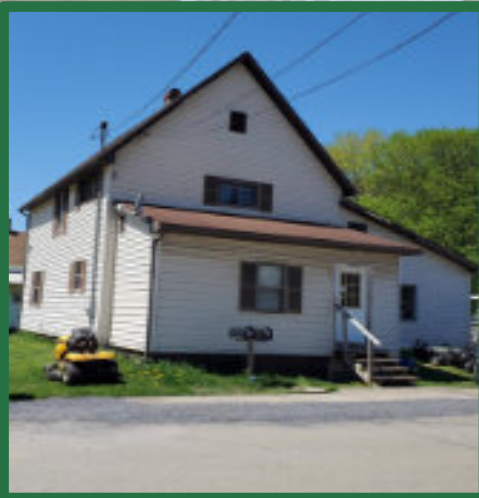
Check out the amazing views of the Potter County Hills from your porch and deck! This raised ranch home sits on 10.13 acres on a quiet country road that is open to ATVs and Snowmobiles. The house has 3 bedrooms, one full bathroom and a large living room, kitchen and dining area. There is also a room 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.

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

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.



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



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.

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

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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 31/2 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.



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

Lot 7 White Knoll Road Ulysses, PA 16948 MLS: 31714014 List Price: \$19,000



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.

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

17 Main Street Lawrenceville, PA 16929 MLS #: 31712819 List Price: \$69,900

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.

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

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

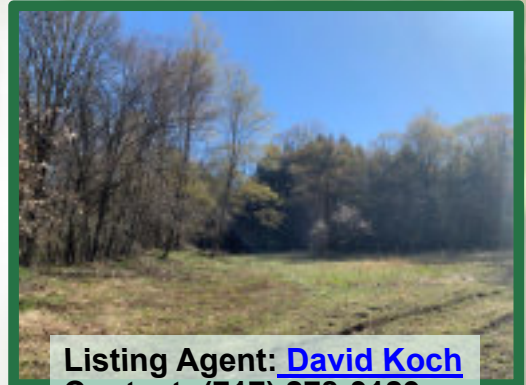


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Looking for a quiet, peaceful location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for Lot # 11 that totals 2.61 acres and has access off Back Rd. Tri- County is the electric provider and 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.



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

Carmer Lane Coudersport, PA 16915 MLS: 31714226 List Price: \$275,000

8/22



Charming cabin in the woods on a private lane on 5.24 acres 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!

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

704 West Branch Road Galeton, PA 16922 MLS: 31713762 List Price: \$332,500

8/22

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.



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

Coudersport Office: 814.260.1464
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A DIAMOND IN THE ROUGH!! This type of property will not come along very often. Approximately 30-40 acres of property (pending fresh survey). 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.



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

74 Crandall Run Rd Austin, PA 16720 MLS #: 31712031 List Price: \$58,900

8/21



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.

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



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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!

Acreage!

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

9637 State Rt 49 Elkland, PA 16920 MLS: 31714110 List Price: \$99,900

8/22

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

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



358 E Second Street Coudersport, PA 16915 MLS: 31713577 List Price: \$159,000

10/22



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

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!

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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

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

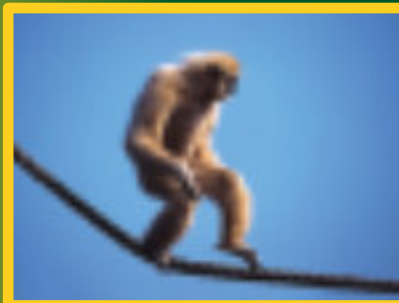
10 Fairview Avenue Galeton, PA 16922 MLS #: 31712432 List Price: \$84,900

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 backyard. 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.



Listing Agent: [Christine Mountz](#) Contact: (570) 916-6544

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Listing Agent: [Christine Mountz](#)

Contact: (570) 916-6564

Listing Agent: [David Koch](#)

Contact: (717) 278-3129



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.

407 N Main Street Ulysses, PA 16948 MLS: 31713625 List Price: \$98,000

5/22

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.



Listing Agent: [Christine Mountz](#)

Contact: (570) 916-6564

1004 Route 6 Gaines, PA 16921 MLS: 31713648 List Price: \$198,000

5/22



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 .

Listing Agent: [Christine Mountz](#)

Contact: (570) 916-6564

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43 Pleasant Drive Austin, PA 16720 MLS: 31715722 List Price:\$49,900

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 septics. 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.

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

1154 East Second St Coudersport, PA 16915 MLS: 31714400 List Price: \$159,000

9/22



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.



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

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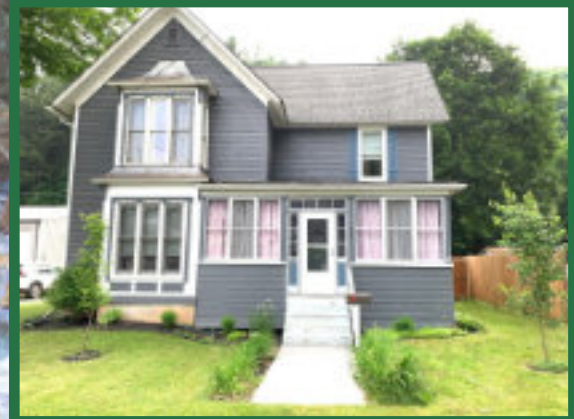
Listing Agent: [Cindy Boardman](#)
Contact #: (814) 655-6011

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.

407 Dwight Street Coudersport, PA 16915 MLS: 31713812 List Price: \$139,900

6/22

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.



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

00 Route 6 Galeton, PA 16922 MLS: 31713801 List Price: \$599,900

6/22



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.

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

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