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► [FEATURED PROPERTY](#)



MAR 2024



1571 STATE RT. 44N
COUDERSPORT, PA

ARTICLES:

[SHIFTING PERSPECTIVES:
FROM POST-PANDEMIC
HOMEBUYING REGRETS TO
GRATEFUL LIVING](#)

[WHAT ARE THE BENEFITS OF
OWNING A HOME?](#)

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Potter County
and
Why You Want
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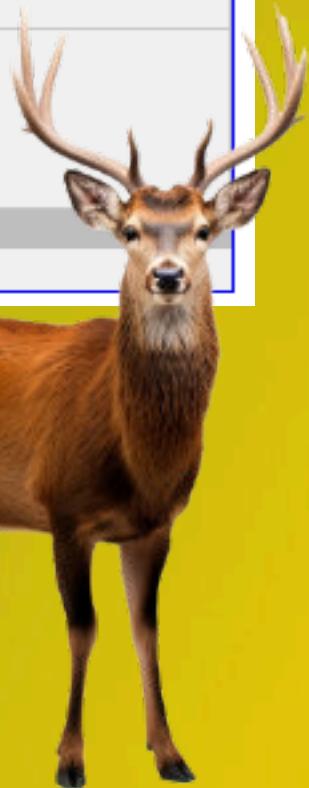
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March						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
 10	11	12	13	14	15	16
 17	18	19	20	21	22	23
24	25	26	27	28	Good 29 Friday	30
 31						

Phases of the Moon: 3:  10:  17:  25: 

Holidays and Observances: 17: [St. Patrick's Day](#), 31: [Easter Sunday](#)



Potter/Tioga County Events

LINKS:

[PA Grand Canyon](#)

[Parks/Forests](#)

[Lakes](#)

[Pine Creek](#)

[Arts/Music](#)

[Races/5K](#)

[Star Gazing](#)

[Family Fun](#)



Coudersport, PA
701 North West Street



8.23



PRICE DROP

MLS #: 31717116 List Price: \$215,000

Lovely Victorian home in the quaint town of Coudersport twenty minutes from the PA Dark Skies in Cherry Springs. This home features 4 bedrooms, 1.5 baths, large kitchen, dining and living rooms. There is a large covered side porch with a ramp for easy access. The current owners have upgraded the kitchen and fireplace. Most most of the rooms have beautiful hardwood floors. There is a one car garage with a paved driveway. The house is landscaped nicely and there are two additional lots that are connected in the back which are zoned Commercial with a three car garage, gazebo and shed on them. You are only a block away from the sweet downtown area. Come and see this well built and well maintained home today!

Howard Hanna Professionals

Ulysses, PA
7 LODGE LANE



10.23



MLS #: 31717431 List Price:\$70,000

1.26 acre lot that overlooks the valley below with well, currently has 2 older mobile homes that need a lot of repairs and a shed on property. Bring your renovating ideas, or start over with a new cabin. There are currently 2 holding tanks for septic. Located very close to thousands of acres of State Forest. Seller does not have titles to trailers.

PRICE DROP

Coudersport, PA

98 Stimaker Road



4.23



MLS #: 31717289 List Price: \$279,000

PRICE DROP

This beautiful ranch home is situated on 3.23 acres on a secluded road. Three bedrooms and full bath all on the same floor. Large, eat-in kitchen. Living room could be one large room or dining room/living room combination. Basement family room with a walk out entrance. A large oversized two car garage with a powder room. The view and peacefulness whether on the deck or the covered porch below, it is the perfect place to watch the wildlife, in your own back yard! Make an appointment to see this beauty today!

Howard Hanna Professionals

Shinglehouse, PA

132 S Oswayo Street



10.23



MLS #: 31717132 List Price: \$242,000

Beautifully landscaped, well maintained cape cod located in Shinglehouse Boro near the school. Come take a look at this 4 bedroom, 2 bath home that has plenty of amenities. There is original hardwood floors, a large country kitchen with s/s appliances, custom bathrooms, 2 main floor bedrooms with bath, 2 gas fireplaces, and a family room with cathedral ceiling. 2nd floor has 2 more bedrooms with full bath and a large walk in closet. Head down to the basement game room to shoot a game of pool with the included pool table or relax by the fireplace. This home has a newer gas furnace and central air. The garage is plenty big for 2 vehicles and a staircase takes you to a second floor storage area. The back yard is accented with a stone wall and is vinyl fenced for privacy and room for any pets. Follow the large blacktop driveway around to the rear of the property and enjoy 2 large storage buildings/workshops, both with electric, for all your storage needs. Call me before it's too late!

Coudersport, PA



1571 State Rt. 44N

New Listing



2.24



MLS #: 31717891 List Price: \$630,000

How about 102.4 acres in Potter County with the S Branch of Oswayo Creek running through it? Here's a 3 bed, 2 bath, farmhouse with eat in kitchen, dining room, and family room. Sit out back on the deck and enjoy the views of creek bottom or grab your ATV for a ride up the mountainside enjoying over a mile of trails to the top and maybe spotting some of the deer, turkey & bear that live there. Property has numerous outbuilding, some fenced ,for all your animal or storage needs. The property was previously a farm market with 2 greenhouses, market building, bakery, kitchen and display areas and lots of parking space. Conveniently located between Coudersport and Shinglehouse with lots of road frontage this could be your next business venture or a nice hobby farm. A concrete patio that once held a hot tub overlooks a large spring supplying water to a small pond , what a great place to relax & unwind. Call me for a tour today, equipment list available upon request.

Howard Hanna Professionals

Genesee, PA



104 Dogtown Road



MLS #: 31717145 List Price: \$116,000

Great location on Dogtown Road Genesee. Prime ATV area for this 2 unit with a 2 car garage and a barn. First floor has a large kitchen, large dining room, first floor bathroom with laundry, extra large living room and a sun porch. Upstairs you will find bedroom space and some open areas where you can add your own remodeling ideas. There is currently a small apartment on the back of the house.



1.24

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friends
& football

HAVE A GREAT WEEKEND



Coudersport, PA



158 Billy Lewis Road



11.23



MLS#: 31717385 List Price: \$68,000

2 bedroom cabin on 1 acre. Electric AND plumbing needs upgraded, and Foundation needs work. Cozy living room with fireplace. Being sold as is CASH OFFERS ONLY AND PROOF OF FUNDS REQUIRED TO SET UP SHOWING. septic is unknown. Part of the cabin is a garage area to park atvs. Listing agent must be at all showings.

Howard Hanna Professionals

Austin, PA



25 Fox Meadow Lane



2.24



MLS #: 31717894 List Price: \$399,900

Beautiful Log Home situated on 22 +/- with Beautiful views, lots of nature an oversized outbuilding for lots of storage for toys, tractors, ets. Sit on your porch or in your Great Room and watch the deer, turkey, elk, etc. This home is located in the Country with a trout stream as the lower property line and State Land at the top. This is a Must See.

Shinglehouse, PA



227 1st Street



2.24



MLS #: 31717893 List Price: \$146,000

This is a solid home, just cute as can be inside and out! The kitchen is beautiful with stainless appliances and very nice cabinets and lovely hardwood flooring. There is ample storage on every floor, large closets, pantry area and more storage in the basement. There is a large bedroom and full bath and laundry area on the 1st floor. Upstairs you will find 2 more bedrooms and another full bathroom. The backyard includes a pergola, storage shed and some play equipment for the little ones. There is also a nice sized sunroom with pellet stove and sliding doors that lead to the back yard.

Howard Hanna Professionals

Coudersport, PA



218 A Frame Rd



12.23

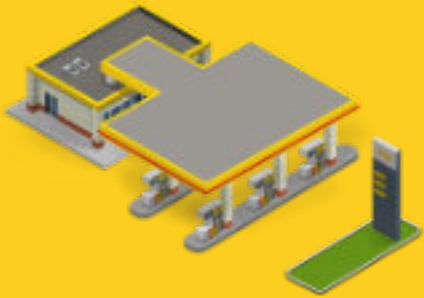


PRICE DROP

MLS #: 31716953 List Price: \$575,000

Private, one of a kind property with amenities galore! Take a look at this 4,440 sq ft. home sitting on almost 22 acres. The main house consists of 3 beds, 2 baths, kitchen, living, & dining room all on the 1st floor. The basement has a full sized living space similar to the 1st floor and is currently rented as an apartment. The property is meticulously landscaped and maintained with numerous outbuildings, shops, and a rented cabin also. House is currently heated with 2 heating systems, one being oil and the other a wood fired boiler system with close to 52 cords of cut, split firewood stored under roof & ready to burn. The workshop is huge with a drive thru door setup to run your snowmobiles in and out. Sit around the large fire pit, play a game of horseshoe rings and walk or ride the numerous trails that this property has to offer. There are not enough words in this listing to describe all the features this one of a kind property has, so call me today for a personal tour!

Austin, PA



76 Main Street



11.21



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

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 newer 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, 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.

Howard Hanna Professionals

Austin, PA



6 Old School House Lane



2.24



MLS #: 31717451 List Price: \$35,000

Here is the perfect one room hunting camp within walking distance of State Game Land near Austin, PA on .25 of an acre. This 25 ft by 12.5 ft camp has a kitchenette, small area for living/dining and two sets of bunk beds. It is an insulated block building with vinyl siding and a new shingled roof. There is a small closet for storage and a pull down door for the attic. This camp has electric but no water or septic. There is a newer lighted privy out back and a covered small porch on the front. Camp is being sold furnished and AS IS. There are two small heaters that heat up the cabin quickly. Taxes are less than \$200.00 per year. Check out this cute cabin today as it won't last long!

HAPPY St Patick's Day!



Howard Hanna Professionals



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Coudersport, PA



12.23



Well kept 3+ bedroom home with a detached 2 car garage. 1+ acres and borders a nice stream in the back yard. It is a Must See.

MLS #: 31716860 List Price: \$110,000

PRICE DROP

Howard Hanna Professionals

Coudersport, PA



1.24



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 pre-approved to schedule, please remove shoes.

MLS #: 31713537 List Price: \$125,000

PRICE DROP

Allegany, PA



5 HC Drive Port



1.24



MLS #: 31717468 List Price: \$230,000

PRICE DROP

Come take a look at this custom built 2 story, 3 bedroom, 2.5 bath contemporary home located in a desirable east side location of Port Allegany. This 1,768 square foot home has ample storage space with a 2 car attached garage plus a full basement with poured concrete walls to finish as you choose. This home will keep you warm and toasty all winter long with a natural gas boiler and hot water baseboard heat. The open kitchen, with a center island and included stainless steel appliances combined with the cathedral ceiling in the living room and plenty of natural light, is a great place to entertain. Head to your own master bedroom with a private bath to retreat from a busy day. A concrete driveway with a sidewalk lead to the home which is located on a cul de sac in a quiet small subdivision. A very manageable level lot awaits your personal touch. This home is conveniently located to the school and 1/2 hour to Olean for all your shopping needs.

Howard Hanna Professionals

Tioga, PA



23 S MAIN



1.24



MLS #: 31717750 List Price: \$229,900

This lovely old home has been partially remodeled. It boasts 5 large bedrooms with walk-in closets, 3 and a half baths, new flooring in some areas, and many upgrades have been made. There is a new furnace/AC unit with whole home humidifier, the master bedroom is all new with walk-in closet and huge master bathroom attached that features walk-in shower, and bidet. Outside there is a oversized 2 car garage with openers, large 2 story shed, fenced in back yard for your fur babies...all on a .79 acre corner lot in a quiet neighborhood. There is a nice front porch, upstairs balcony, and large deck on the back.

New Listing

North Bingham, PA
2125 Bingham Center Road



8.22



This beautiful old farmhouse has been well taken care of, and it sits close to the PA/NY border on a quiet country lot. The home boasts 4 bedrooms, large dining room and living room, plus an office and sewing room also on the first floor. The kitchen is roomy and the laundry area is right off the kitchen for your convenience. Outside there is a nice front porch, and a back deck to enjoy the sunshine. There is a large garage with a woodshop upstairs. Plenty of room for the whole family and room to enjoy all the hobbies or homeschool. There is plenty of room for your garden as well. Call today to set up your showing!

MLS #: 31717476 List Price: \$154,900

Howard Hanna Professionals

Harrison Valley, PA

COMMERCIAL
PROPERTY

101 West Main Street



10.23



Check out this turn of the Century commercial building in Harrison Valley, PA with plenty of Retail space, storage with a large overhead door, and a 4 bedroom, 1 bath rental unit over part of the Retail space. There is also a 24 x 24 ft garage and a new large Pole barn that has a large overhead door with a reinforced concrete floor. There is plenty of room for parking around the building and it is on a corner lot with a driveway through the property. There are so many possibilities for usage of this classic building. Call for a tour today!

MLS #: 31717418 List Price: 199,900

PRICE DROP

Coudersport, PA



00 Niles Hill Rd



8.22



MLS #: 31716849 List Price: \$35,000

This is a beautiful piece of land, 5.98 acres of partially cleared/partially wooded. Utility access available.



Howard Hanna Professionals

Coudersport, PA



805 South East Street



11.23



MLS #: 31713938 List Price: \$129,900

Beautiful 2 unit on a nice street in Coudersport. 2 bedrooms in each unit driveway acommodates 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.



Coudersport, PA



Lot 4 Back Rd



7.23



MLS #: 31716952 List Price: \$37,900

In the heart of Potter County sits this beautiful wooded location to build your get away camp or home, this wooded subdivision consist of almost 93 acres. This sale is for lot 4 which is 2.87 acres. Tri- County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test provided prior to closing. List of restrictions attached, temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval. Note that no trailers, tiny homes, single or double wide's are allowed. The new Private rd. is partially completed, construction for the final phase to Back rd should be starting in July. This lot is accessible from the new rd. and is passable at this time with caution. Lots are surveyed and marked. Note that 2 lots are already sold so don't miss out on your chance to own your slice of Potter County, call me today.

Howard Hanna Professionals

Gaines, PA



00 Route 349



11.23



MLS #: 31717606 List Price: \$74,999

This awesome 6.94 A piece of property is surrounded on 4 sides by state game lands. It contains a 2.32A deeded right of way to the property, which is 4.62 A. A peaceful, private little piece of heaven. Ideal for hunting or building your own little get away to enjoy nature and wildlife. It is adjacent to Long Run Stream...an excellent trout fishing stream. Call for more information.

Ulysses, PA

LAND

Lot 7 White Knoll Road



7.22



NEW PRICE on a 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. You can ride your ATVs and snowmobiles for miles! Check out this great Potter County site today.

MLS #: 31714014 List Price: \$19,000



Howard Hanna Professionals

Austin, PA



10172 First Fork Rd



1.24



Beautiful log home in the heart of Northern PA State land near the Sinnemahoning Dam. This home boasts 2 bedrooms, 1 bath and a loft with 4 single guest beds. The pellet stove insert in the beautiful stone fireplace keeps the cabin warm and cozy as you watch the deer and elk graze in the back yard. There is plenty of storage in the full, walk out basement and in the 2 sheds in addition to the 2 car detached garage. The owner added a storage shed underneath the whole length of the house in the back. There is a lovely stone fireplace and ring in the back yard that is landscaped with beautiful flowers in the Spring and Summer months. You can hunt the 2.1 million acres of State Forest and fish the pristine waters of the Sinnemahoning or kayak on the lake. Mostly you will want to enjoy the views from your covered porches. Call to see this amazing find today!

MLS #: 31717789 List Price: \$325,000

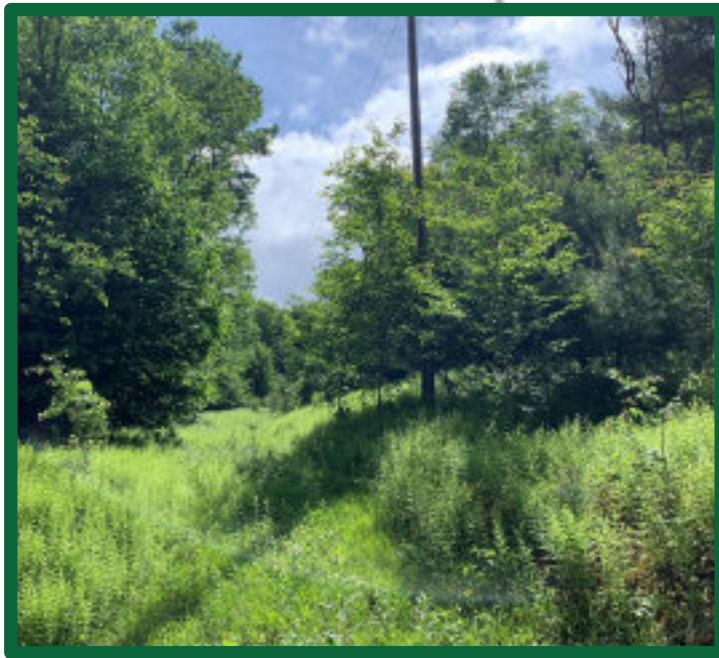
Coudersport, PA

LAND

Lot 2 Back Rd



6.23



MLS #: 31716659 List Price: \$32,900

Looking for an all wooded, 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 2 which is 3.18 acres and has access off Back Rd. plus the new road running through the main parcel. Tri-County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test will be provided prior to closing. 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. Note that no trailers, tiny homes or double wide's are allowed. There are building restrictions that need adhered to and a minimum size of home is 400 square feet.



Howard Hanna Professionals

Coudersport, PA

LAND

Lot 1 Back rd



6.23



MLS# : 31716658 List Price: \$24,900

Looking for a quiet, peaceful all wooded location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for lot 1 which is 2.67 acres and has access off Back Rd. Tri- County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test will be provided prior to closing. 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. Note that no trailers, tiny homes or double wide's are allowed. There are building restrictions that need adhered to and a minimum size of home is 400 square feet.

Coudersport, PA

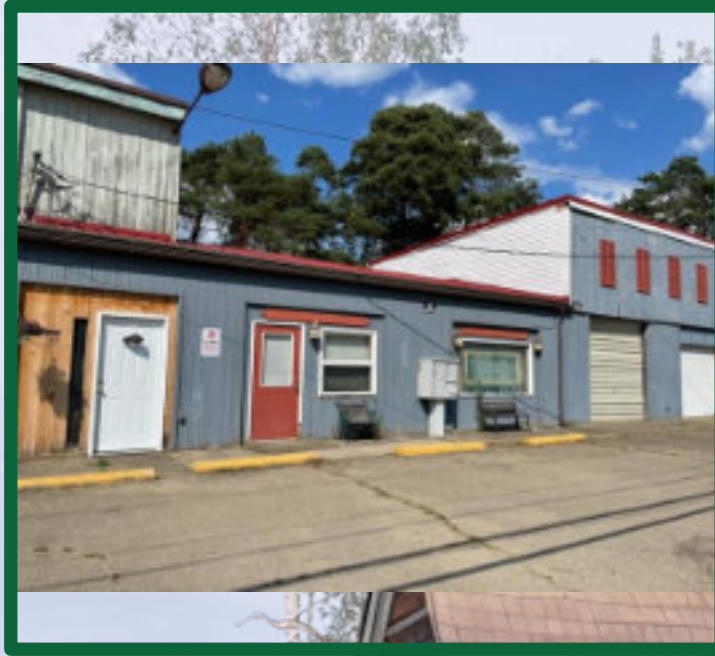


519 East Second Street

COMMERCIAL
PROPERTY



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 2 bedrooms and one and 3/4 baths, an unfinished second floor apartment and 1 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

Howard Hanna Professionals

Coudersport, PA



0 A Frame Road



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



Roulette, PA



53 Creekside Dr.



11.22



MLS #: 31717423 List Price: \$10,000

Nice Singlewide trailer in a trailer court, 150.00 a month lot rent and must be approved by the owners. If you looking to downsize to simple living this is the place for you. Trailer sits on the end of the row so a little privacy. Call today for your showing

Howard Hanna Professionals

Shinglehouse, PA



22 & 30 Pinney Lane



7.22



MLS #: 31717559 List Price: \$219,900

Just over 73 acres, part of it is in Potter county, part of it is in McKean county. There is a house and a barn on the property that are in very very bad condition and need torn down. Most of the property is currently a corn field.



8.22

**CONTACT US
TO LIST YOUR
PROPERTY
HERE!**



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MLS #: List Price:

Howard Hanna Professionals

Coudersport, PA
152 Dingman Run Road



7.23



Just outside Coudersport borough, this 2 bedroom home is tucked in a wooded lot with all the PRIVACY! The perks of this property include a beautiful stream running through it, a tranquil pond in the back yard, pavillion , blueberry bushes, back deck and NO NEIGHBORS! Inside you find spacious living room, updated kitchen, laundry on first floor, and a bar for entertaining, and upstairs 2 bedrooms and an office in the loft area plus plenty of storage in attic space. There is also a full basement waiting to be finished off for your family room or workout area! Perfect for retirees! OVER 2700 ACRES OF STATE GAME LAND ACROSS THE STREET.

MLS #: 31716995 List Price: \$299,000



Howard Hanna Professionals



Howard Hanna's 100% Money Back Guarantee

Howard Hanna Stands Behind Homes We Sell

Unlike any other real estate company, Howard Hanna stands behind the value of the properties we sell. The Howard Hanna 100% Money Back Guarantee helps you buy with confidence. If a Howard Hanna homebuyer of a guaranteed home listed by Howard Hanna is not satisfied, we will buy back the home for 100% of its purchase price*.

Certain conditions apply.*



Buy With Confidence

With Howard Hanna's 100% Money Back Guarantee, you can have confidence in the value of the home you're buying. If you buy a home that has the 100% Money Back Guarantee and you're not satisfied, we will buy back the home for 100% of its purchase price*. Whether you're relocating from out-of-state or simply want the peace of mind that comes with a guarantee, you can rest easy knowing that Howard Hanna has your back.

Certain conditions apply.*

Selling Your Home With Our 100% Money Back Guarantee

Sell your home faster and for a higher market value by including Howard Hanna's 100% Money Back Guarantee*. It helps set your house apart from others on the market, while giving buyers peace of mind. And the best part? There's no additional cost to you to enroll your home in the program! Make sure you ask your Howard Hanna real estate agent about the 100% Money Back Guarantee.

Certain conditions apply.*



Austin, PA



NEW PRICE on 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. Furnishings stay with the camp. 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!

MLS #: 31714239 List Price: \$75,000

8.22

Howard Hanna Professionals

Coudersport, PA



Lot 3 Back Rd.



In the heart of Potter County sits this beautiful wooded location to build your get away camp or home, this wooded subdivision consist of almost 93 acres. This sale is for lot 3 which is 3.11 acres. Tri- County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test provided prior to closing. List of restrictions attached, temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval. Note that no trailers, tiny homes, single or double wide's are allowed. The new Private rd. is partially completed, construction for the final phase to Back rd should be starting in July. This lot is accessible from the new rd. and is passable at this time with caution. Lots are surveyed and marked. Note that 2 lots are already sold so don't miss out on your chance to own your slice of Potter County , call me today.

MLS #: 31716951 List Price: \$34,900

7.23

Coudersport, PA



23 Avenue B



11.23



MLS #: 31716324 List Price: \$90,000

PRICE DROP

Nice 3 bedroom, 2 bath home located in "Rubber Town" in Coudersport Borough. Come see this well cared for cozy home located close to conveniences but on a quiet dead end street and is a double lot. Laundry, kitchen, dining room, living room and powder bath all located on the first floor. Also has a storage shed and 1 car garage with off street parking.

Howard Hanna Professionals

Coudersport, PA



423 Anson Road



2.24



MLS #: List Price: \$589,500

Beautiful Country home with a view of the Potter County Hills. This lovely 4 bedroom, 3.5 bath home is well built and maintained. The Cherry kitchen with solid counter tops, opens up to a huge family room with Cherry floors and large windows to enjoy the views or it opens up to a nice den area with lovely built ins. The formal living and dining rooms have lovely wooden ceilings with large beams that give the home that classic finished look. There are 2 decks, a screened in porch and a stone patio. There is a lovely Rumsford fireplace in the formal living room, a coal stove in the basement family room and lots of storage. The home is beautifully landscaped with flower beds and bushes. There are trails cut throughout the almost 39 + or - acres with lots of timber on the land. You can hunt out your back door or just enjoy watching the wildlife. Call to see this amazing home today!

New Listing

Coudersport, PA



1154 East Second St



9.22



Pending

MLS #: 31714400 List Price: \$149,000

PRICE DROP

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! SF taken from tax records.

Howard Hanna Professionals

Port Allegany, PA



149 North Brooklynside Rd



10.23



MLS #: 31717387 List Price: \$82,000

PRICE DROP

Cute 3 bedroom overlooking the surrounding mountains of Port Allegany. This 3 bedroom, 1 bath home is located close to conveniences and borders State Game Lands giving you direct access for hiking, walking or hunting. Home has a newer roof, siding and some windows have been replaced. First floor consist of living room, bathroom, kitchen with newer stove and laundry with closed in back porch. 2nd Floor consist of 3 bedrooms. Hot water baseboard heat will keep you warm all winter or use the pellet stove in the living room which will heat the entire home. A nice size garage with workshop is located across the street and has electric and a wood stove of it's own.

Ulysses, PA
3409 Loucks Mills Rd



10.23



Very Well kept 1 bedroom cabin with 2 acres. Oversized bedroom with a bunk and full bed, this cabin has all amenities and ready for someone to move right in.

MLS #: 31717368 List Price: \$140,000

Howard Hanna Professionals

Coudersport, PA



00 Troupe Road



11.23



The perfect country lot to park your camper while visiting Potter County. Close to Cherry Springs, ATV trails. Easy road access and parking.

MLS #: 31716361 List Price: \$16,000

PRICE DROP

Ulysses, PA
3657 U.S. Route 6 West



1.24



MLS #: 31715658 List Price: \$250,000

PRICE DROP

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.

Howard Hanna Professionals

Coudersport, PA

210 Ross Glen Road



10.22

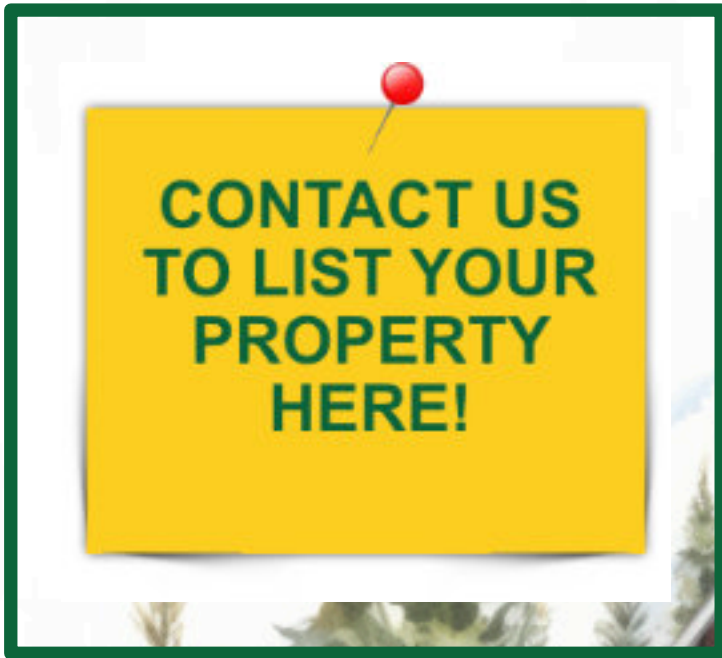


MLS #: 31715671 List Price: \$600,000

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.



11.22



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- ✓ **R**eliable Advice!
- ✓ **O**pportunity!
- ✓ **S**atisfied Clients!

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Coudersport, PA
814-260-1464

Full Time Agents

coudersport.howardhanna.com

MLS #: List Price:

Howard Hanna Professionals

Genesee, PA
238 Academy St



10.23



Looking to get out of New York State? Only 11 miles to Wellsville from this home! Cheap taxes on this Immaculate 3 bedroom, 2 bath home on a quiet street in Genesee. 1 car garage with concrete floor and electric and extra storage above. Some appliances stay. The covered front deck is done with trex decking, makes this a low maintenance property. ATV friendly area.

MLS #: 31715913 List Price:\$109,900





USEFUL LINKS

[When does tax season end in 2024? Here's when you should have your taxes filed this year.](#)

[The Top 11 Bathroom Trends of 2024, According to Interior Designers](#)

[50 Best Paint Colors for Your Living Room Walls](#)

[Maximize Your Small Kitchen With These Budget-Friendly Ideas](#)

[Kitchen Trends to Watch for in 2024](#)

[15 Best Kitchen Drawer Organizers for Mess-Free Silverware](#)

[16 Small Backyard Landscaping Ideas That Will Make the Most of Your Space](#)

[Home Exteriors Try on 2024 Colors of the Year](#)



I can answer all of your questions about buying your first home.

CONTACT ME FOR TIPS FOR PREPARING YOUR HOME TO SELL



WHAT IS SPECIAL ABOUT THE NIGHT SKY IN POTTER COUNTY, PA?

The night sky in Potter County, PA, is particularly special thanks to Cherry Springs State Park, which holds the distinction of being one of the best places on Earth for stargazing. Here's why:

Exceptional Darkness: Cherry Springs boasts minimal light pollution, earning it a Gold Level Dark Sky Park designation by the International Dark Sky Association. This means the night sky is incredibly dark, allowing you to see a vast number of stars, even with the naked eye.

Unparalleled Views: On a clear night, you can witness up to 30,000 stars, compared to just a few hundred visible in most populated areas. This breathtaking spectacle includes constellations, planets, the Milky Way galaxy, and even occasional glimpses of the Aurora Borealis (Northern Lights).

Unique Experience: The park offers dedicated areas for stargazing, including the Night Sky Public Viewing Area and the Astronomy Observation Field. You can also participate in guided star tours,

workshops, and events organized by the park and local astronomy enthusiasts.

Here are some additional points to highlight the special nature of the night sky in Potter County:

Recognition: Cherry Springs has been recognized by various organizations, including the Travel Channel, which named it the best place on Earth for stargazing.

Accessibility: The park provides resources and facilities for visitors of all experience levels, making it a great destination for both amateur and experienced stargazers.

Community: Potter County embraces its dark skies heritage, offering various lodging options and activities catered towards stargazing enthusiasts. Overall, the combination of exceptional darkness, breathtaking views, and a welcoming environment makes the night sky in Potter County, especially at Cherry Springs State Park, a truly unique and unforgettable experience.

Coudersport, PA



202 Steer Brook Road



7.23



This beautiful well maintained house and property is move in ready for the new owner. Hardwood floors throughout most of the house. Radiant heat throughout the first floor and the oversized garage. The 200 amp service provides all your garage and house needs. This is a must see property. Lots of driveway parking in addition to the garage. This is a must see to be appreciated!

MLS #: 31716996 List Price: \$364,500

Howard Hanna Professionals

Sabinsville, PA



441 Butler Road

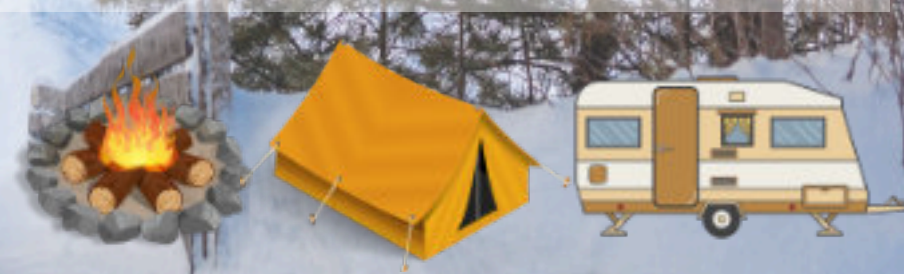


12.22



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.

MLS #: 31715737 List Price: \$145,000



Genesee, PA



11.23



This cute A-Frame cabin is 3/4 of the way restored and due to unforeseen circumstances owner cannot finish renovations. Must see this camp, secluded but handy to store, gas stations, bank and hardware.

MLS #: 31716337 List Price: \$28,500

PRICE DROP

Howard Hanna Professionals

Austin, PA



1.24



This once beautiful story and a half home that raised a family needs brought back to life. The home sits on 23 +/- acres with a river running through the back of the property. Lots of wooded area for hunting, nice 2 car detached garage with electric, heat and a bathroom in it, paved driveway and it sits back from the road in a Country setting. Call today for your showing.

MLS #: 31717802 List Price: \$225,000

New Listing

Shifting Perspectives: From Post-Pandemic Homebuying Regrets to Grateful Living

Article by: Sheila Olson <sheila.olson@fitsheila.com>

The pandemic era drove many to make significant life changes, including purchasing homes. As the dust settles, some buyers are feeling remorse. In this guide, [Crosswind Drone Photography](#) offers practical advice for turning those feelings into positive actions. Many realized too late that their dream homes came with unforeseen challenges, from financial strains to lifestyle mismatches. Yet, it's possible to transform this remorse into a catalyst for change, using it as a stepping stone towards achieving true satisfaction with your living situation.

Reflect on Your Home's Initial Appeal

Discovering the joy in your decision starts with remembering why you made it. Reflecting on the [allure of your neighborhood](#), the home's unique features, or its investment potential can reinvigorate your sense of purpose and satisfaction. This reflection is a cornerstone for moving forward with confidence. Perhaps the bustling community, the panoramic views, or the promise of a home that grows in value were what drew you in.

Navigate Your Finances With Expert Advice

The complexity of real estate decisions necessitates professional financial advice. A consultation can [illuminate the paths available to you](#), whether that involves holding onto your property or exploring selling or renting. An advisor's insights ensure your choices align with your financial health and future prosperity.

Make Small Changes With Significant Impact

Addressing dissatisfaction might be as simple as making modest improvements to your living space. Whether it's a fresh coat of paint, updated fixtures, or minor remodeling, these changes can significantly [alter your perception of your home](#), transforming it into the haven you envisioned. Small updates can have a big impact, not just aesthetically but also on your emotional connection to the space. A change in color scheme or modernizing a few key pieces can breathe new life into your home, making it feel more personalized and comforting.

Consider Renting Out Your Property

Selling isn't always the best or only option. Renting out your property can offer both financial benefits and flexibility. This approach not only covers mortgage payments but also keeps your options open for future decisions, [providing a buffer](#) to reassess your long-term plans without haste. Exploring the rental market can uncover potential income streams that you hadn't considered, turning a financial burden into a profitable venture.

Diversify Your Income Through Entrepreneurship

For those grappling with mortgage payments after hastily purchasing a home during the pandemic, starting a business can provide a viable solution to augment income. The initial steps involve conducting market research, crafting a solid business plan, and registering your enterprise, preferably as a [Pennsylvania Limited Liability Company](#), for its liability protections. While navigating state-specific regulations, aspiring entrepreneurs can opt for cost-effective approaches by either self-filing or employing a formation service, thus avoiding substantial legal expenses.

Leverage Market Insights for Timely Decisions

An informed approach to selling or holding property requires up-to-date knowledge of real estate trends and market

conditions. This understanding enables you to [optimally time your decisions](#), potentially maximizing your investment and minimizing regrets. Staying informed is not just about observing; it's about actively engaging with the market to spot opportunities.

Modernize Document Management When Selling

The home sale process requires [diligent document management](#). Saving these documents as PDFs guarantees their secure storage, convenient access, and effortless sharing, streamlining the entire sale journey. PDFs' editable nature, using tools like drag-and-drop crop features to trim pages, adjust margins, or resize, enhances this efficiency. This method ensures all relevant information is digitally preserved and readily available for quick transmission.

Captivate Buyers With Drone Imagery

In a competitive market, distinguishing your property is paramount. Drone photography offers a unique and comprehensive perspective of your home, showcasing its environment and layout in a way that traditional photos cannot. This visual advantage can be a decisive factor for potential buyers, enhancing your property's appeal and possibly accelerating the sale. Elevate your listing with [captivating aerial imagery](#) with Crosswind Drone Photography today!

The journey from post-pandemic homebuying remorse to reassured contentment is paved with informed decisions, strategic adjustments, and proactive measures. By re-evaluating your initial motivations, seeking financial counsel, and considering both minor and significant changes, you can

transform regret into resilience. Embrace the opportunities for personal and financial growth, turning your homebuying experience into a stepping stone for future success.



image via [Pexels](#)

Coudersport, PA
528 Whitney Creek Rd.



Beautifully maintained Ranch Home sitting on 1.5 acres. Spacious family room with plank flooring throughout. Enjoy the kitchen with tile flooring, plenty of counter space, beautiful backsplash. Sit in the living room and enjoy the ambiance of the gas log fireplace. The home has a whole house fan to help with cooling on those hot summer days. Many upgrades including a new metal roof all within the last 2 years. Call today this property will not last long.

MLS #: 31717811 List Price: \$169,900



1.24

Howard Hanna Professionals



MLS #: List Price:



7.23



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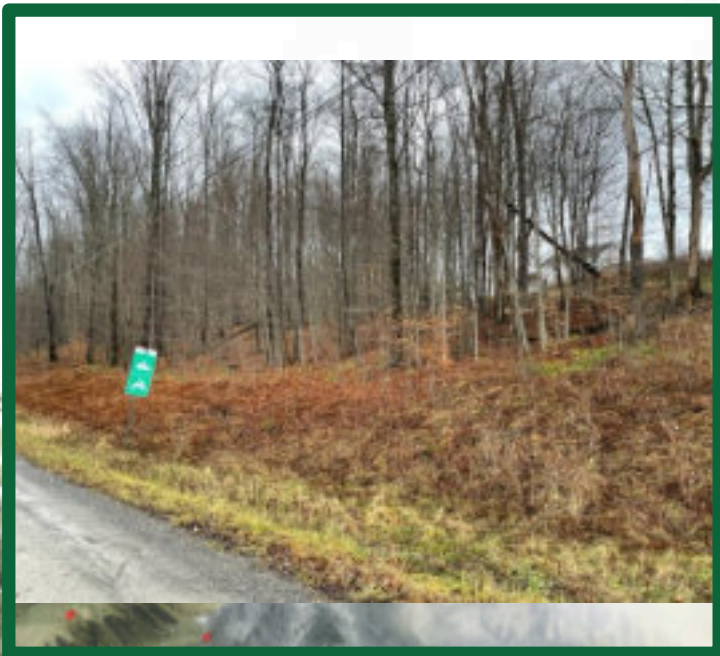
Coudersport, PA



00 Cherry Tree Lane



11.22



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

Howard Hanna Professionals

Galeton, PA



3 Poplar Avenue



9.23



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: \$45,000

PRICE DROP

WHAT ARE THE BENEFITS OF OWNING A HOME?

Sanjay Kumar

When it comes to real estate, elements such as location, economics, upkeep, and environmental issues can all have an impact on the total value. Remember that nothing is ever static, thus everything might change.

It is difficult to choose between purchasing and renting. It necessitates extensive financial and emotional planning. Some individuals take pleasure in their home ownership, whilst others prefer to live in leased housing to avoid long-term financial obligations. Buying property was difficult in previous decades, therefore individuals opted to rent.

The most essential question is now: what is the correct decision? Should you buy or rent a home? This choice is influenced by several things. Here are some factors to consider based on your financial objectives.

MAKE YOUR DREAM HOUSE A REALITY.

When you own your own house, you have unlimited creative freedom - you may rebuild the bathroom in a jungle theme or paint the walls in vivid colors without worrying about losing your bond. Home upgrades may boost the value of a property, so if you sell, you will receive every dollar that your home has gained in value.

LOCATION SELECTION

Depending on your area, the number of rental property alternatives is typically restricted, you will find very less house and land packages in Melbourne eastern suburbs that will fulfill your requirement. If this is the case in your region, your options for where to reside are generally restricted. Buying and owning a home allows you greater freedom to choose where you wish to live. Home location is one of the essential aspects for many purchasers.

CREATING EQUITY

The difference between what you can sell the house for and what you owe is your equity. As you pay down your mortgage, your equity rises. Over time, more of your monthly payments will be applied to the loan balance rather than the interest, resulting in more equity.

BRINGING UP A FAMILY

A rental property is most likely not the ideal choice for growing a family with children. You may have to move from one rental property to another for a variety of reasons that may disrupt your family, children's schooling, and others. Owning a property will help you in the long run. Your family will not have to relocate from one rental house to another. Your children can make their neighbors lifelong pals.

SIMPLE FINANCING ALTERNATIVES

With the availability of simple financing alternatives, owning your dream house has never been easier. You don't have to wait until your 40s or 50s to save for your dream home. You may purchase it in your twenties and be the happy owner of a paid-off house by the age of 50, if not sooner. You must pick a house loan lender wisely who can provide you with flexibility in managing your home loan payments by adapting your home loan EMI to your current and future earning patterns.

CONCLUSION

Purchasing a home may be an excellent investment. You might be able to accumulate equity. However, like with any investment, the performance of your investment is determined by a variety of circumstances. When it comes to real estate, elements such as location, economics, upkeep, and environmental issues can all have an impact on the total value. Remember that nothing is ever static, thus everything might change.



7.23

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MLS #: List Price:



Howard Hanna Professionals

Galeton, PA



60 Pine Street



7.23



This 4 bedroom home in Galeton has SO MUCH to offer! Lots of natural light in every room so the whole house feels so inviting. Some remodeling has been done so whether you want to hang out on one of the porches with your coffee or spend time in the large open kitchen you will feel right at home. A separate pantry, handicap accessible shower and laundry room, and 1st floor bedroom are some of the helpful features on the 1st floor. Upstairs you find 3 more bedrooms, a full bath and a private balcony off on of the bedrooms. Call today to set up your showing.

MLS #: 31717065 List Price: \$119,900



XXXXXXXXXX



XXXX



1.23

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Coudersport, PA



21 Mina Road



11.23



Lots of possibilities with this property, currently set up for a 2 unit rental but could be turned back into one unit. There is a nice kennel also on the property you could lease out for income. Live in one unit and rent the other, help pay the mortgage. It is a must see to appreciate, Call today for your showing.

MLS #: 31715922 List Price: \$169,900



1.23

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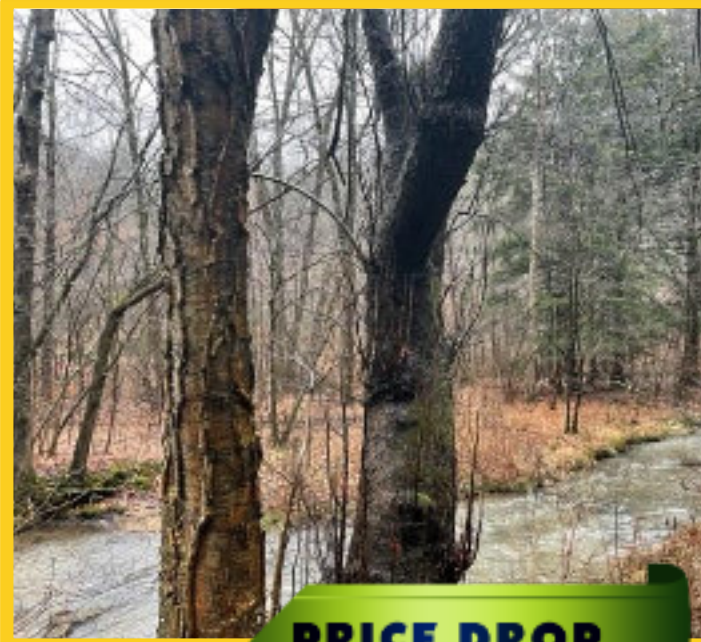
Austin, PA

LAND

00 Route 872



1.23



PRICE DROP

Here is exactly what any hunter or fisherman has been looking for in Potter County! ***This vacant land listing of 112+ acres near the Austin Dam on Route 872 is prime hunting territory with a pristine trout stream running through one side of it.*** This mostly wooded property is bordered by State land on two sides. Land is located on both sides of Route 872. Call for an appointment today to see this beautiful piece of Potter County!

MLS #: 31715977 List Price: \$299,900



DO YOU NEED A STANDBY GENERATOR? 6 THINGS TO KNOW BEFORE YOU BUY

(BPT) - Every day on the news, it seems, there's a report about another extreme weather event. According to the [National Oceanic and Atmospheric Administration \(NOAA\)](#), 2023 was a record year for extreme weather. The U.S. experienced 28 separate, billion-dollar weather disasters last year, the highest number ever. That averages out to more than one every two weeks.



Widespread power outages are one of the byproducts of these mega-storms, but it doesn't take a once-in-a-century flood to cause them. Blackouts happen regularly due to more "mundane" causes, like power grid glitches, ice storms or high winds, even lightning in a garden-variety thunderstorm taking out a power pole. And you're left in the dark. Depending on the severity of the outage, that darkness could last awhile.

When the power goes out in your home, so does the heat. And the internet. And the electricity needed to keep food at a safe temperature in the refrigerator. All of your "smart" electronics and appliances that talk to each other (and to you) go silent.

Owning a standby generator is the best way to keep your household humming during a power outage. Because of all of the extreme weather we've been experiencing, it's moving from the nice-to-have category into a necessity. Here's what you need to know before buying one.

A standby generator is different than a portable generator. Most people are familiar with the type of bulky generators their fathers kept in the garage, noisy contraptions that needed to be hooked up to cough to life when the power went out. You could run the refrigerator or a space heater, but not both. We've come a long way since then. A standby generator is a back-up electrical system that kicks in automatically when the power goes out. These sleek, permanently installed units are a bit like having a power plant on reserve. Some models are able to power the electricity to your entire home. The switchover from the power grid to your generator is completely automatic and usually so seamless, homeowners don't even notice a disruption.

You must own your home to install a standby generator. Standby generators are permanently installed outside of your home - just like an AC unit or solar panel system - and routed to your home's electrical and gas systems. For this reason, you must own the property your generator will power.

The type of home matters. A condo or apartment, even if you own it, isn't conducive to having a generator. If you live in a townhome complex, consult your community's by-laws before purchasing a generator. Typically, single-family and fixed mobile homes are qualified for generator installation.

Research any necessary permits before you install. Typically, your generator will be installed alongside your home's exterior in a discrete area, but it is still considered a modification to your home's appearance. This means you'll likely require approval, and perhaps permits, prior to installation if you live in a community regulated by an HOA or other governing board.

Consider your home's power needs ... and your own. Do you want to power your entire home during an outage, or can you get by with only select appliances or systems running? Analyze your home's electrical load and your power priorities. This will help you determine potential generator models to choose from. Some are equipped to power your entire home, while others are better for powering the necessities.

Not all generators are created equal. You can find any number of generators on the market today with just a few mouse clicks online. But this is your family's safety and well-being in a potential disaster we're talking about. It's not the time to take chances on an untested product or company. Go with a trusted name in the industry you can count on to keep your household running. KOHLER generators have been on the market for over 100 years and each model has endured hundreds of performance tests to ensure total reliability. They're built with commercial-grade engines designed to outlast the outage. And they use state-of-the-art technology so you can monitor it on your mobile device or computer.

When a power outage strikes, a standby generator ensures that your family won't miss a beat. Want to learn more? Visit KOHLERhomeenergy.com for more information.



Coudersport, PA



1502 State Rt. 44 N



5.23



Beautiful 3 bedroom home with 11+/- acres with beautiful views. Stunning cherry flooring throughout most of the home, 3+ detached garage, quiet and peaceful covered front porch with an open deck and gazebo out back. Vaulted ceiling in the family room, formal living room with a beautiful Dining room with lots of space. A Must See.

MLS #: 31716520 List Price: \$485,000

PRICE DROP

Howard Hanna Professionals

Roulette, PA

LAND

00 Seymour Drive



1.24



Here is the perfect location for your cabin in the woods on 13.61 acres near Roulette and it borders 10,800 acres of timber land owned by Hancock Forest who leases that land for hunting. Property is sloped up the hill but there is a level area. Hancock has a road on the far side of this land that is usable by the new owners. There are lots of beautiful trees and current as well as future timber value. Check out this piece of Potter County woodlands today!

MLS #: 31717806 List Price: \$85,000

HOW DO YOUR HOWARD HANNA PROFESSIONALS GIVE BACK TO THEIR COMMUNITIES!

Realtors work hard to help their clients sell and buy homes, land, camps, and investments, but what do they do behind the scenes?

Being a Realtor takes a lot of time and dedication. Not only does an agent have to do paperwork, take pictures and videos, market properties, and arrange to show homes to their clients, they go over and above to help the communities they live and work in. Realtors are passionate about solving problems, whether it's advice on how to prepare an offer so it will

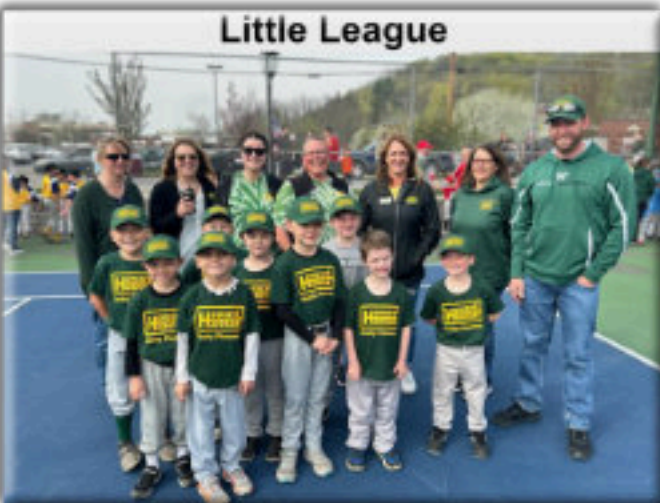


Wellsboro Homecoming Parade



Veteran's Expo

January 2024 - Giving Back



Little League

appeal to sellers or helping to fund and volunteer on a greenhouse project to grow food for a local community. They are some of the most caring people you will find!

Their spare time is spent at schools, events and helping local non-profits. Here are just some of the ways

Howard Hanna Professionals and other Realtors give back.



"Ring The Bell"



Food Pantry



Eliot Ness Fest



Senior Expo



Heart of Tioga



Potter County Marathon



Laurel Festival

North Central Penn Board of Realtors



Each year the North Central Penn Board of Realtors celebrate Christmas at a local venue. Realtors come together to enjoy a meal and give thanks for all they have. Part of the festivities are games and raffles with all the proceeds going to local food pantries. Whatever is collected is split between several Tioga and Potter County Pantries.

It was our pleasure to present to the Tioga Food Pantry on Saturday, 1/27/24 and also help distribute around 50 boxes to area residents in need. Mary Jo Melton, with Howard Hanna Professionals, represented the North Central Board of Realtors. What a wonderful opportunity to give back to the community!

Our hats are off to all of the volunteers that work year-round to make the Food Pantries a successful part of our towns. A warm thank you is offered to all of you!

Emporium, PA
4571 Rich Valley Road



9.23



MLS #: 31716010 List Price: \$45,000

Nice 2 bedroom home with a detached two car garage located just outside of Emporium, needs some TLC and general maintenance. Currently a rental property and currently rented. Could be purchased and lived in or an investment property.

Howard Hanna Professionals

Roulette, PA
1140 W Branch Fishing Creek Rd



11.23



MLS #: 31717631 List Price: \$225,000

Beautiful new cabin on 5.48 acres near Roulette on the West Branch of Fishing Creek Road bordering the Fishing Creek Stream. Cabin features 2 bedrooms, 1 full bath with a nice sized living room and kitchen / dining area. There is a nice pavilion beside the stream with a fire ring and a lovely covered porch ready for your enjoyment. The stream is stocked in the Spring and the lot is partially wooded. Everything about this cabin was done right and it is being sold furnished! You don't want to miss seeing this one so call today for a showing.

Troy, PA



8.23



Rare find! 4 bedroom ranch on almost 2 acres in Troy boro. Lots of potential to make your this your dream home. Laundry room has been perfectly upgraded with new sink, cabinets, new windows, flooring and appliances. The kitchen is equipped with lots of cabinets, stainless steel appliances. All 4 bedrooms are very spacious and there is a PLAYROOM right off the kitchen for the little ones! The large open living room has a bay window wiich lets in plenty of natural light and is great for looking out over the town of Troy. Outside you will find a back deck, 1 car garage with bonus room and a koi pond. There are a couple of rooms that need new flooring, some remodeling.

MLS #: 31717082 List Price: \$239,900

Howard Hanna Professionals

Galeton, PA



00 Tyoga Rd



9.23



This 6.9 acre parcel just outside of Germania is back on the market after being sold last year. Located right on the snowmobile /ATV trail system what a great place to build your home or cabin. The quaint village of Germania is located less than a mile away. There's a pine grove on the property with a nice level area to build on plus it faces South for a nice sunny location and view. This property won't last long so call me for a showing.

MLS #: 31716158 List Price: \$69,000



Coudersport, PA
503 S. West Street



9.23



Cute 1950's cape cod located in downtown Coudersport just down the street for the new Tractor Supply. This well built and cared for home is in move in condition with original hardwood floors. Electric service has been upgraded to 200amp. Lot is nice and level with a small yard and shed that would be easy to maintain. Parking is from the back alley and has a concrete pad to park on as well as out front in front of the house.

MLS #: 31716866 List Price: \$95,000

Howard Hanna Professionals

Coudersport, PA
182 N Hollow Heights



11.23



Beautiful ranch home near charming Coudersport on 5 acres with 3 bedrooms and 2 & 1/2 baths at the end of North Hollow Heights. Home has been well maintained and boasts both a fireplace on the main floor and a woodstove in the large family room that also includes a kitchenette. There is a mudroom / laundry room and a half bath for when coming inside from the patio and hot tub. You can view your own Dark Skies from the back upper deck or drive 25 minutes to Cherry Springs. There are trails on the property to hike, ski or 4 wheel through the woods. The lawn is nicely landscaped with flowers, bushes and a fenced in garden. Have a picnic in the pavilion or warm up by the beautiful stone fireplace in the living room. The architectural shingles and vinyl shake siding with newer gutters makes for easy maintenance. Most of the appliances are newer. Close to snowmobile trails and plenty of room to park your trailer. This is the home you have been waiting for! Call to see it today.

MLS #: 31716184 List Price: \$305,000

PRICE DROP

Coudersport, PA



405 S Main Street



7.23



MLS #: 31716238 List Price: \$165,000

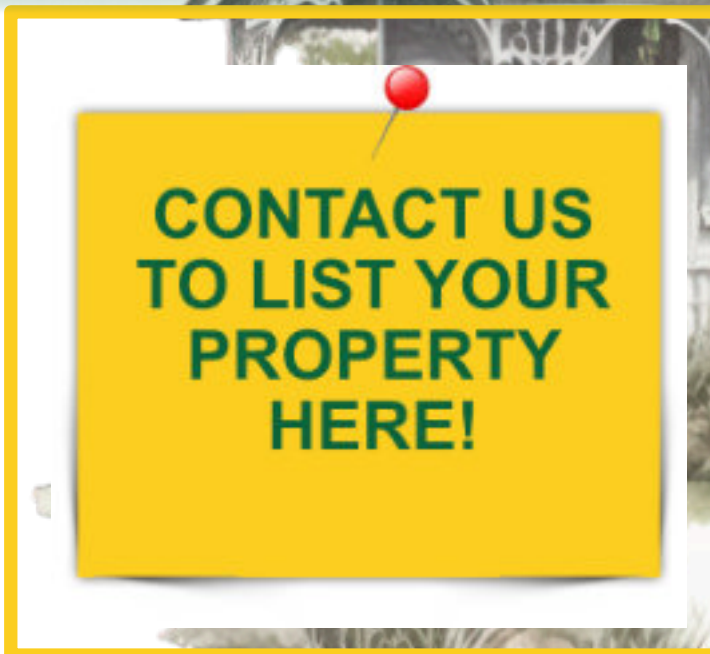
Quaint home in Charming Coudersport with 3 bedrooms and one and a quarter baths. This home has mostly hardwood floors and has been well maintained. Cozy up to the lovely fireplace with a wood stove insert or sit in the sunroom to read a good book. The living and dining rooms are nice sized and there are lovely French doors leading into the office or sunroom. A handicap ramp was added to the back deck and there is plenty of room on the front porch for your rockers. The basement has been fully water proofed and drainage was added to the back lawn. The 2 car garage has been remodeled and has a shop in half of it with storage over the top. A new metal roof was added to in in 2021. The kitchen has been updated and a new window added over the sink. It is just a short walk to downtown and to the Elementary School. Check out this lovely home today.

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XXXXXXXXXX



7.23



MLS #: List Price:

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Coudersport, PA



1677 East 2nd Street



3.23



Well maintained Farm Home located on 30 plus acres with a Spring Fed Pond and an Apple Orchard on the property with Rt. 6 road frontage. This home has new windows, a new metal roof and vinyl siding. With lots of room for a family to grow or gather, it features 5 bedrooms with one on the main floor. You must see to appreciate, Call today for your showing.

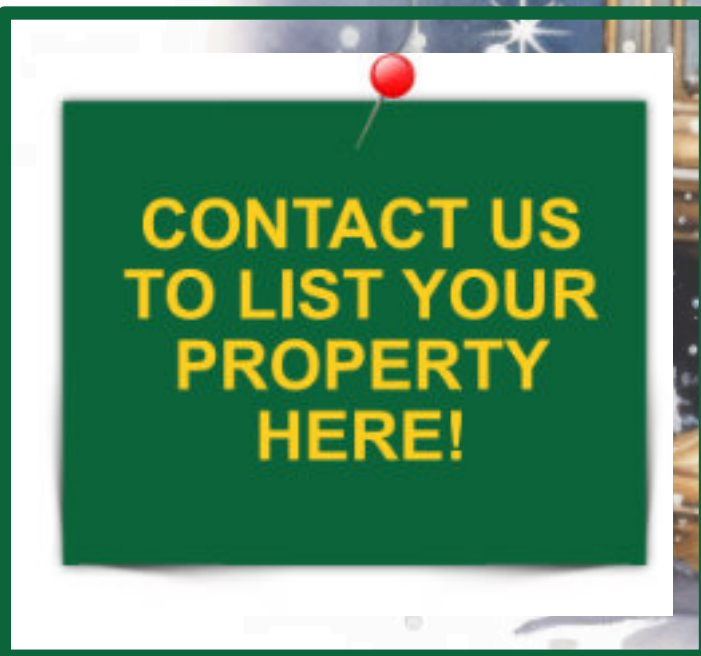
MLS #: 31716258 List Price: \$270,000

PRICE DROP

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3.23



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Middlebury Center, PA
138 Joe West Road



4.23



MLS #: 31716362 List Price: \$169,900

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 30 minutes from Corning Ny. Country location minutes from town. Live in one unit and rent the other for extra income. Both are 3 bedroom 1 bath. Check out the updated photos.

PRICE DROP

Austin, PA



45 Miller Lane



4.23



MLS #: 31716376 List Price: \$169,900

Set in the beautiful Costello valley with a view of the mountains off the enclosed front porch and a great fishing stream off the back covered deck, this lovely home is move in ready. The home is a double wide with 3 bedrooms and two full baths. The home is finished with new floors as well as new pine tung and groove walls. Home comes with all newer appliances and a whole house generator. There is a full dry crawl space with electric and concrete floor for extra storage. There is also a large gun safe that is staying. The carport in the back will hold 2 cars and the large storage shed has room for your mower and 4 wheeler along with plenty of room to work on projects. There is a large back yard that has been full of deer and elk. You don't want to miss this lovely home in the Potter County Mountains! Call to see it today.

Howard Hanna Professionals

Coudersport, PA



242 Route 6W



4.23



MLS #: 31716431 List Price: \$235,000

Large 4 bed, 2 bath Colonial located in Coudersport within walking distance to most amenities. This home has a nice layout with plenty of room for your family & friends, most of the home has been tastefully updated including a man cave located in the basement for your entertaining needs. The yard is nice and level with plenty of room for the kids to play. Talk about a convenient location? don't feel like cooking supper? need gas? furniture? just walk across the street, or if your pets need a vet? They're right next door. Come take a look today at this nice property with a level blacktop driveway. Swing set and shed are not included. Call me today for a showing.

PRICE DROP

Coudersport, PA



336 Route 6 W



Highly visible, multiuse office building on corner lot in downtown Coudersport. Building is equipped with all utilities and parking areas, separate entrances and handicapped access with over 300 ft of road frontage. Currently 95% rented. Call today to schedule your tour. 5 separate offices. Must have prequal letter or proof of funds.



12.23

MLS #: 31717643 List Price: \$575,000

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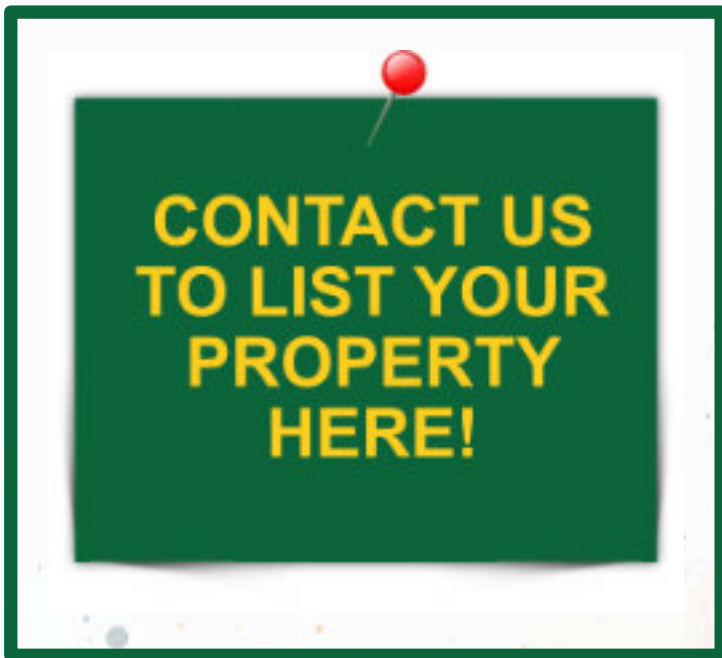


7.23

MLS #: List Price:



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Coudersport, PA



787 N Main St



9.23



MLS #: 31716734 List Price: \$59,000

This older home at the edge of town has a lovely interior and with a little TLC is fully liveable. The exterior needs a little trimming and cleaning up and has a detached oversized garage. Priced to sell as owners no longer lives in the area.

Gaines, PA

LAND

2019 Route 6



2.24



Property is the former site of "The Hunting Valley Inn " and the "Wildlife Trails Inn". A beautiful level lot perfect for a business location/private residence/camp. Has all utilities, and is adjacent to State Game land. It is also within walking distance to Long Run Stream and Pine Creek, both designated Trout streams. Call today for an appointment.

MLS #: 31717901 List Price: \$174,500

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Coudersport, PA



24 Elk Street.



12.23



Creek front cottage on the outskirts of Coudersport. This 3 bedroom, 1 bath home is on a quiet street in Coudersport borough. The heat system is newer and some windows have been replaced. This would make a good investment property or first time home buyer.

MLS #: 31716792 List Price: \$59,900

PRICE DROP

Smethport, PA



11.23



MLS #: 31716818 List Price: \$299,500

PRICE DROP

Beautiful Log Cabin situated on 10 acres bordered by State Game Land on 1 side. 18' Vaulted ceilings in the living/dining room, 2 car unfinished detached garage, 2 bedroom, 1 1/2 bath. Your looking for Country Living, this is the place. Call Today for your showing.

Howard Hanna Professionals

Ulysses, PA



2.24



MLS #: 31717713 List Price: \$184,900

4 bedroom 2 bath Aframe style cabin on 1.99 acre in Ulysses township. Cabin features nice sized living room with a beautiful stone fireplace, gas wall heater to help take the chill off. Large eat-in kitchen, 3 bedrooms and 2 bathrooms on the first floor. There is a 4th bedroom in the loft area.

New Listing

Roulette, PA



21 +/- acres in a Country setting. Was and still could be a beautiful home with some time and effort cleaning up the grounds around the home. It is being sold AS IS, it does need significant cleaning of debris, metal, etc. Call for your showing today.



8.23

MLS #: 31716814 List Price: \$110,000

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Coudersport, PA



Lot 4B located in the Academy Hill Subdivision. This could be a beautiful site to build on or park your RV. Quiet and out of town but close to all amenities. Call today for your showing.



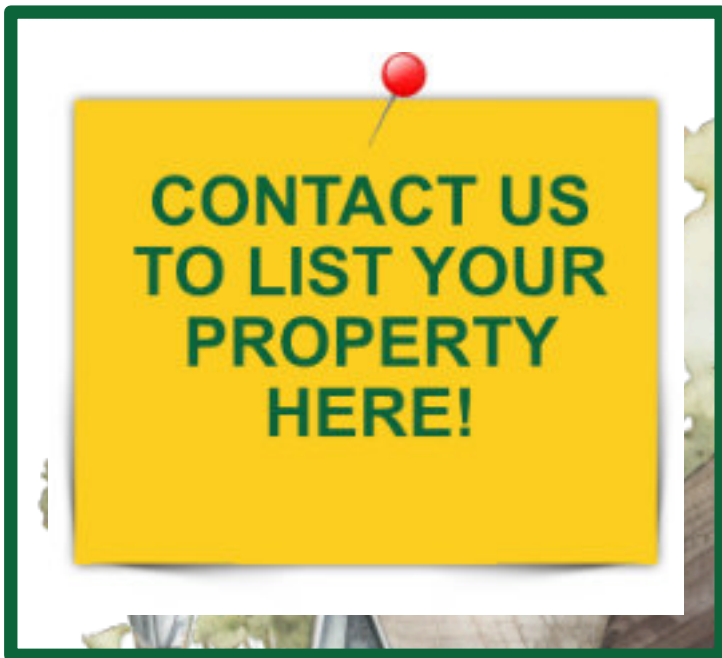
8.23

MLS #: 31716813 List Price: \$15,000





6.23



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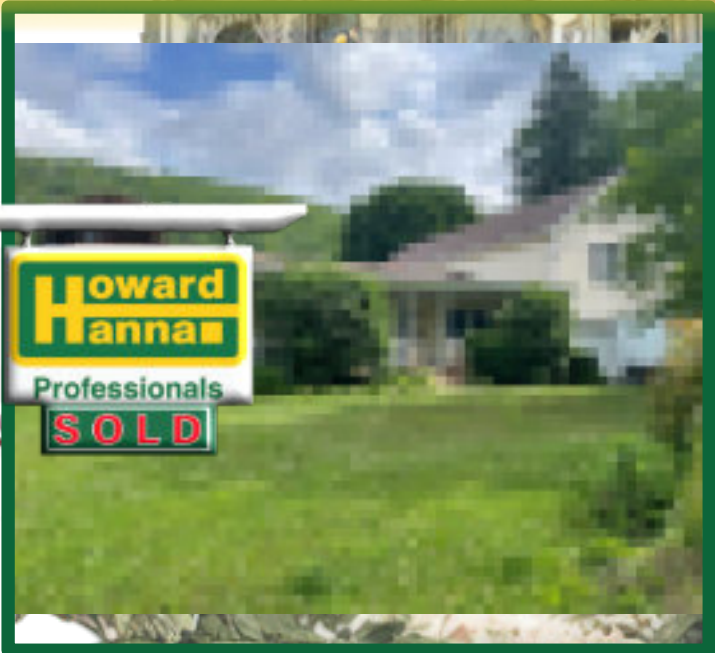
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Coudersport, PA

 603 Park Avenue



9.23



Beautiful re-done ranch home in Coudersport across from a lovely park. This 4 bedroom, 3 bath home was remodeled in 2020. There is an amazing Great room off the kitchen with a gas fireplace and a Game room complete with a large bar over the 2 car garage. Sit on the charming covered front porch or enjoy the more enclosed back deck. There is a partially finished basement with plenty of room for storage and crafts. The back yard is fenced for your pets or kids. Wait till you see the beautiful Master Suite! Don't just do a drive by on this one, call to see it today.

MLS #: 31716829 List Price: \$239,000

Westfield, PA



8.23



MLS #: 31716842 List Price: \$74,500

This adorable 2 bedroom property sits on .83 acres and along the Cowanesque creek. ..with great fishing spots. there are flower gardens, herb gardens, and plenty of other planted areas This would make a great home or camp.

Howard Hanna Professionals

Coudersport, PA

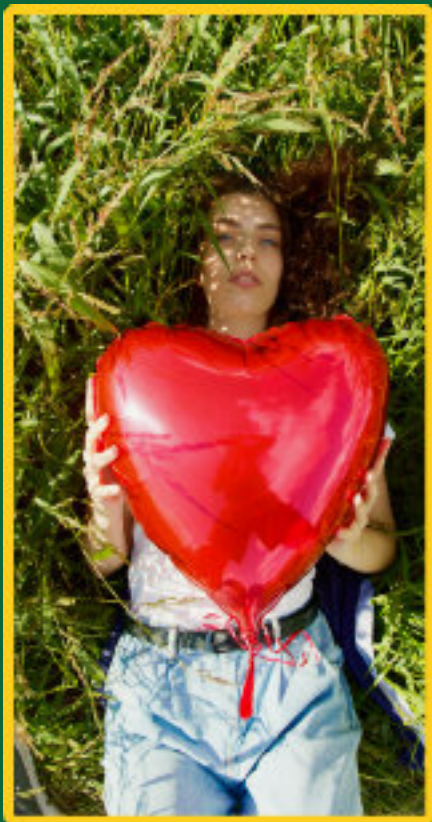


6.23



MLS #: 31716841 List Price: \$189,500

If you want a place within site of the Potter County Snowmobile Club and beautiful views overlooking the farmland and mountains of Potter County then this is the place for you. The property consist of just over 3 acres and is partially wooded, it comes with a 2019 double wide that consist of 3 bedrooms and 2 baths and looks like new inside as it was rarely used as a getaway place. The views from the place are stunning and with a nice level lot there's plenty of room for parking trailers and comes with a brand new storage shed to keep those toys in. This was a vacant lot in 2019 so the doublewide, septic, well and everything else only has several years of age on them.



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