



Professionals

**FREE**

Dec-Feb 2023  
February Edition

*Serving Tioga, Potter, McKean,  
Warren & Bradford counties*

**Click Below** for  
NEW LISTINGS for:

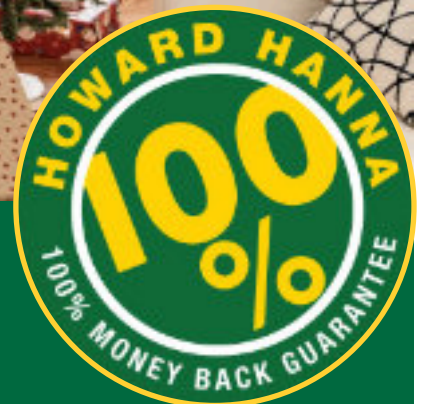
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[Kane](#)

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*Home Happens Here*

*Features Residential, Commercial,  
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# Howard Hanna Professionals Office Locations



11564 Route 6  
Wellsboro, PA 16901  
**570-723-1600**



336 Rt. 6 W Suite 3  
Coudersport, PA 16915  
**814-260-1464**



104 Forest Ave  
Smethport, PA 16749  
**814-887-7772**



30 S Fraley Street  
Kane, PA 16735  
**814-837-8540**

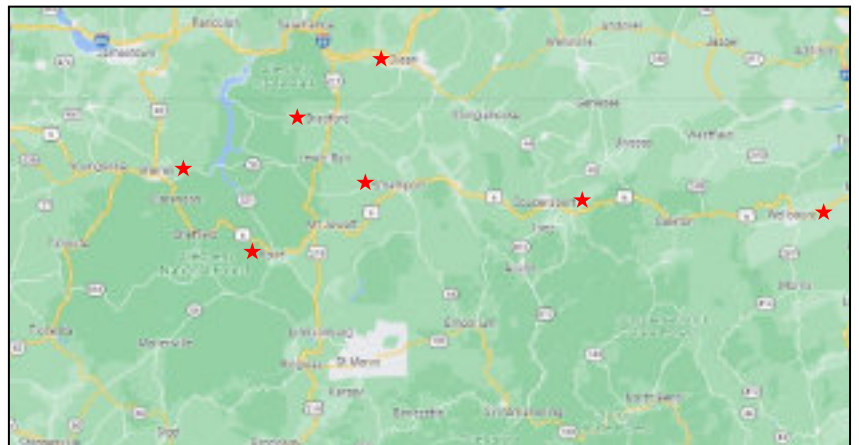


90 Mechanic Street  
Bradford, PA 16701  
**814-362-7450**



200 W Third Ave  
Warren, PA 16365  
**814-726-2000**

## Office also in Olean NY



## *Hello Friends!*

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

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

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

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

Sincerely,



Dennis Pezzimenti  
Managing Broker  
716-378-8989



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**Professionals**





## 586 Bush Hill Road, Austin

Professionals

MLS#R1419397

\$499,000

6 BD, 2 BA

65.00 Acres



These groomed fields, spring fed pond and mountainous wooded acres are the perfect backdrop for a Wine Venue, a Craft Brewery, or an Airbnb. It makes efficient use of the natural resources, raises awareness about the needs and issues in our environment and economically revives a tranquil rural area while promoting tourism. This nearly 5,000 sq ft getaway is a suitable unique locale with its expansive rooms, American chestnut woodwork, wood burning fireplace, limitless dining space, large kitchen, and walk-in pantry/laundry. Offer the flexibility of a private residence, the atmosphere of a Lodge and the coziness of a Bed and Breakfast with five bedrooms, two baths, various entertainment and gathering rooms complete with Wi-Fi capabilities!

## 240 Pump Station Road, Smethport



MLS#R1440267

\$299,000

3 BD, 2 BA

2.51 Acres

Professionals

Built in 1989, the home is comfortably located toward the rear of the property, approachable by a blacktop driveway, offering a large covered porch, a two car garage with amenities, a 12 X 16 outbuilding with electric, and a uniquely designed 24 X 24 Barn. The home is well insulated with a newer lifetime architectural roof, gutters and downspouts. Keep warm and cozy w/a Hearthstone wood stove and electric baseboard heat. Supplied by ample spring water and serviced by a septic system, this home is economically affordable and aesthetically desirable. Enjoy the open floor plan with living/dining/office areas, an eat-in kitchen featuring maple custom built Prestige Cabinets with oak butcher block counters, two bedrooms and two bathrooms. The finished basement Bilco Door Basement Entrance-Egress System provides safety for the family room, two additional bedrooms, a bathroom and a laundry.



## 807 West Water Street, Smethport

Professionals

MLS#R1434417

\$204,900

4 BD, 1 BA

0.22 Acres



The craftsman style home is perhaps the most iconic of all American house forms evoking a sense of nostalgia unmatched by other styles. Sit back and relax feeling warm and cozy with the new hot water heating system. This newly listed home, looking out over Hamlin Lake, is the perfect manageable size offering little-to-no wasted space and featuring a first floor master bedroom, bath and laundry. The home displays a type of architecture that came from the arts and crafts movement with original woodwork, hardwood floors, and open floor plan. The large front porch and a sunny side porch off the kitchen suggests... year round enjoyment. The second floor provides office space and two additional bedrooms with extra storage. Situated on an attractive lot, highlighted by a shared concrete drive with ample off street parking and an extra large integral garage!

600 N. Main Street, Port Allegany



MLS#R1428823...\$197,500  
4 BD, 1.5 BA ~ 0.40 Acres

46 Hanson Hollow Rd, Port Allegany



MLS#R1435100...\$179,000  
3 BD, 2 BA ~ 1.49 Acres

212 Fessenden Road, Port Allegany



MLS#R1432581...\$169,000  
38.56 Acres

413 East Mill Street, Port Allegany



MLS#R1428838...\$159,000  
3 BD, 1.5 BA ~ 0.28 Acres



3288 West Valley Road, Smethport



MLS#R1439275...\$44,900  
4 BD, 1 BA ~ 0.50 Acres

## NEW LISTINGS

120 Hickory Circle, Shinglehouse	\$299,000	0.46 Acres	3 BD, 2 BA	MLS#R1449907
1293 Plank Road, Shinglehouse	\$119,900	1.10 Acres	2 BD, 1 BA	MLS#R1446591
1102 Looker Mountain, Rixford	\$99,000	0.41 Acres	1.0 Stories	MLS#R1446202
21 Edson Street, Eldred	\$74,900	0.12 Acres	2 BD, 2 BA	MLS#R1447391
20 Creekside Drive, Roulette	\$39,500	864 Sq Ft	2 BD, 1 BA	MLS#R1446367
15/8 Mathews Lane, Shinglehouse	\$199,000	95.63 Acres		MLS#R1442498
907 West Water Street, Smethport	\$139,900	0.88 Acres	4 BD, 1 BA	MLS#R1442496
5 Central Street, Eldred	\$87,900	0.13 Acres	3 BD, 1 BA	MLS#R1442495





# Twin Lakes Water Testing & Treatment

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Certified Installer  
Certified Pump Installer

Office: 570-827-3075  
Cell: 570-418-0549  
sgohr@epix.net



PA Home Improvement Contractor Registration Number: PA037931

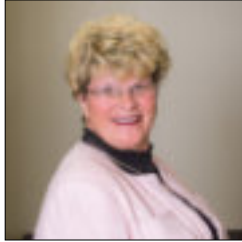
## *New Home, New Adventures, New Memories*

Howard Hanna Professionals  
wishes you and yours a  
joyous holiday season.

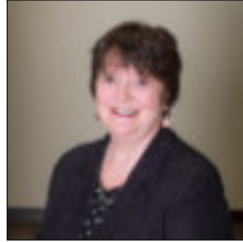
If you are looking to find your  
forever ho-ho-home this time of  
year please give us a call!



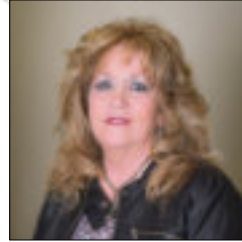
# Smethport Office Agents



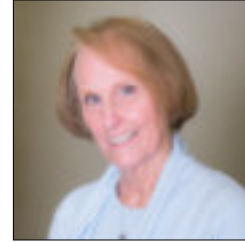
**Nancy Rathbun**  
Assoc. Broker/Manager  
814-366-1740



**Alexis Clark**  
Realtor  
814-558-7058



**Kimball Nelson**  
Realtor  
814-598-0235



**Linda Lake**  
Realtor  
814-598-0903

**The Howard Hanna Professionals Smethport office services the areas of Smethport, Port Allegany, Lewis Run, Shinglehouse, Rew, Oswayo, and more. The Howard Hanna Smethport office is located on the corner of Forest Avenue and East Street.**



**104 Forest Ave  
Smethport, PA 16749**



**814 887-7772**





Professionals

## 15 Fuller Street, Mount Jewett

MLS#R1436437

\$145,000

4 BD, Multiple BA

0.20 Acres



The Galley Kitchen offers white cabinets and includes the stainless steel refrigerator, gas range/oven, microwave and dishwasher. Enjoy the Mudroom with space for the washer and dryer, 1/2 Bath, and a large coat closet. Bonus room offers many possibilities. Large spacious Living room has hardwood floors and a custom brick wall w/fireplace and insert. The fireplace insert is rated for coal or wood and the chimney has a double ss vent pipe. Second floor has 3 Bedrooms plus a Modern Full Bath. The Main Bedroom is the perfect size and includes a walk-in closet and half Bath. Finished attic with stair access makes great storage space. Basement has space for a workshop and an exercise room plus an additional fireplace. New furnace and gas hot water tank in 2021.

## 318 Greeves Street, Kane



Professionals

MLS#R1436237

\$75,000

3 BD, 1 BA

0.16 Acres

Relax outside on your large covered deck with attached Gazebo! Enjoy the convenience of living just steps from the convenience store! The downstairs has Living room, Dining room, Kitchen plus a large Foyer to welcome your guests. Appliances included in the sale are the refrigerator, gas range/oven, washer, and dryer. The metal roof, gas forced air heating system, and gas hot water tank have all been replaced along with all the windows. The exterior is vinyl siding with soffit and fascia. Wrap around porch on the front. Alleyway located behind the property for access to the back. Shed included in the sale.



Professionals

## 320 Dawson Street, Kane

MLS# R1433385

\$65,000

2 BD, 1.5 BA

0.10 Acres



This cozy home features a Tv Room with 1/2 bath on 1st floor. 2 Bedrooms & Full Bath on 2nd Floor. It's a Short Walk to Town, Churches, & Friends Memorial Library. The enclosed Front Porch is a perfect place to put your feet up & relax.

\*Contents of house not included (Appliances, Furniture, etc.)  
but kitchen stove is included\*



Professionals

# 223 Hacker Street, Kane

MLS# R1435551

\$55,000

3 BD, 1 BA

0.07 Acres



3 BEDROOM HOME WITH DETACHED GARAGE - Spacious 3 Bedroom home with first floor Bath and Laundry room. Bathroom is under construction and must be finished by buyer. Sellers have purchased a vanity and medicine cabinet to fit perfectly in the oversized Bathroom and will be included in the sale. Kitchen has lots of cupboard space and includes the refrigerator, gas range/oven, and dishwasher. The Laundry area separates the Kitchen and the enclosed Back Porch. Most of the windows including the enclosed Front Porch windows have been replaced. The Living room has built in shelves and a French door to the entry. Hardwood floors in the Living room and Dining room. 3 Bedrooms and large storage room on the second floor. Driveway provides plenty of space for off street parking.

## NEW LISTINGS

133 Biddle Street, Kane	\$150,000	2 Stories	0.31 Acres	MLS#R1450342
103 Spring Street, Johnsonburg	\$115,000	2 BD, 1 BA	1.20 Acres	MLS#R1446312
318 1/2 Poplar Street, Kane	\$55,000	1 BD, 1 BA	0.22 Acres	MLS#R1450708
514 Park Avenue, Kane	\$39,500	3 BD, 1 BA	0.34 Acres	MLS#R1448912
514.5 Park Avenue, Kane	\$29,500	1 BD, 1 BA	0.36 Acres	MLS#R1451528
12977 Route 948, Kane	\$199,500	2 BD, 2 BA	0.50 Acres	MLS#R1445982
93 Clay Street, Kane	\$75,000	4 BD, 1 BA	0.21 Acres	MLS#R1448609
401 Woodland Avenue, Johnsonburg	\$95,000	3 BD, 1 BA	0.17 Acres	MLS#R1443371
211 Biddle Street, Kane	\$85,000	2 Unit	3,160 SqFt	MLS#R1443654



Professionals

HAPPY HOLIDAYS



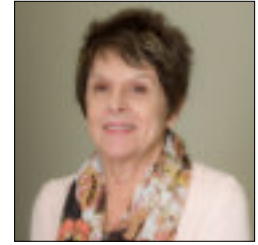
# Kane Office Agents



**Debbie Rolick**  
Realtor  
814-598-8515



**Professionals**



**Karen Carty**  
Realtor  
814-366-8878



**The Howard Hanna Professionals Kane office services the areas of Kane, Mount Jewett, Ridgway, Sheffield, and more. The Howard Hanna Professionals Kane office is located on Fraley Street.**



**30 S Fraley Street Kane, PA 16735**

**814-837-8540**



Professionals

# CHECK OUT OUR MAGAZINE ONLINE!

UPDATED PERIODICALLY WITH LISTINGS  
FROM OUR 6 PENNSYLVANIA OFFICES

BRADFORD • COUDERSPORT • KANE •  
SMETHPORT • WARREN • WELLSBORO



## SCAN THE QR CODE



Howard Hanna Professionals Wellsboro  
Howard Hanna Professionals Coudersport  
Howard Hanna Professionals Smethport  
Howard Hanna Professionals Kane  
Howard Hanna Professionals Bradford  
Howard Hanna Professionals Warren







## 708 South Avenue, Bradford

Professionals

MLS#1436779

\$144,900

5 BD, 1.5 BA

0.77 Acres



Spectacular views greet you! This spacious home situated on just under an acre is ready for its growing family! Modern updated eat-in kitchen offers abundant natural light and sliding glass doors lead to the side deck. Adjacent to the kitchen is a roomy living room, also offering lots of natural light and views! The second level boasts spacious bedrooms. The attic is walk-up stairs that could be used as additional bedroom. Covered front porch provides access to the views!

## 129 Pine Run Road, Lewis Run



MLS#R1441573

\$134,900

3 BD, 2 BA

0.69 Acres

Professionals



One story living in great hunting location! Secluded ranch style home has an open floor plan. The modern kitchen features an adjacent pantry with laundry. The master bedroom has an en-suite full bath, and the two additional rooms have an ample amount of storage and easy access to the second full bathroom. The covered wrap-around porch and workshop/shed with storage loft complete the property. Call today to make your appointment!



## 303 Unit 4 Derrick Road, Bradford

Professionals

MLS#R1432508

\$54,900

2 BD, 1 BA

0.00 Acres



Well maintained 2015 country located mobile home located in the country. Spacious eat-in kitchen with abundant cabinet space! Master bedroom with his and her closet. Modern bath. Covered deck and storage shed. One floor living! Located on a rented lot. Which includes water and sewer usage.

# NEW LISTINGS

131 Prospect Street, Bradford	\$264,000	3 BD, 2 BA	0.40 Acres	MLSR1450835
129 Pine Run Road, Lewis Run	\$134,900	3 BD, 2 BA	0.69 Acres	MLS#R1441573
271 Seaward Avenue, Bradford	\$85,000	2 BD, 1 BA	0.14 Acres	MLS#R1445404



SEASON'S  
GREETINGS



# Bradford Office Agents



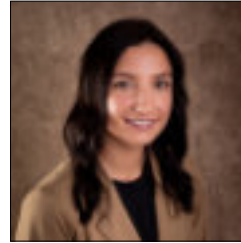
**Aaron Decker**  
Realtor  
716-378-8581



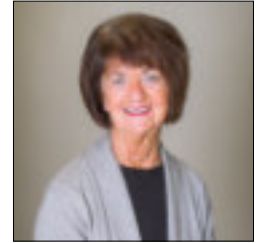
**Candy Smith**  
Realtor  
814-558-6611



**Jane Barnes**  
Realtor  
814-598-4630



**Makenzie Hushon**  
Realtor  
814-598-0937



**Terry Smith**  
Realtor  
814-598-8545

## *New office location!*

*Howard Hanna Professionals  
Bradford services the areas of  
Bradford, Foster Township, Kane,  
Lewis Run, and more.*



**Professionals**



**90 Mechanic Street  
Bradford, PA 16701  
814-362-7450**

**~ Call us for all your Real Estate Needs ~**

## 554 Carr Lane, Russell



MLS#12696

\$350,000

4 BD, 2 BA

3.01 Acres

Country escape situated on over 3 acres. Large deck, forested seating area and firepit. Living and dining areas have full walls of windows. Totally redone bath w/radiant heated floor. Large 2 stall garage has a work shop, separate storage room and full upstairs for storage. Enjoy the English garden with a garden shed and seating areas.



Professionals

## 48 Drumcliffe Drive, Warren

MLS#12531

\$275,000

4 BD, 2.5 BA

0.47 Acres



Spacious immaculate home in a desirable pleasant neighborhood. Large living room, eat in kitchen, formal dining room are well cared for. A gas fireplace, sun room, family room and inviting front porch are more bonuses. Electric and gas heat and plenty of storage in garage and basement.

## 105 McPherson Street, Warren



MLS#12882

\$199,500

3 BD, 3 BA

0.52 Acres

Professionals



This home has so many new updates including almost all new windows and blinds, kitchen cabinets, new flooring, and a poured patio. You also find an attached garage and carport. This is a must see!



26 Locust Street, Warren



**SOLD**

MLS#12693

\$68,500

3 BD, 1 BA

0.10 Acres



**Professionals**

## Land Listing



0 Hazeltine Hollow Rd  
Sugar Grove

MLS#12777

\$99,500

41.00 Acres

## Multi Unit

15 Oak Street  
Warren

MLS#12878  
\$149,500  
4 BD, 4 BA 0.26 Acres



If you are looking to buy or sell  
your property, please give us a call!

200 W. Third Ave Warren, PA 16365

**814-726-2000**

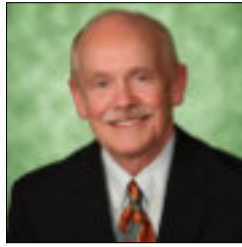
**More information on our  
100% Money Back  
Guarantee on page 35**



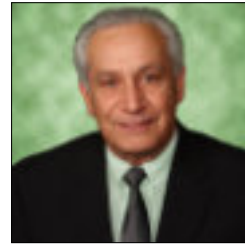
# Warren Office Agents



Jerry Come  
Realtor  
814-730-8901



Jerry Howgard  
Realtor  
814-730-7840



John Natale Jr.  
Realtor/Appraiser  
814-563-7637



Joshua Archer  
Realtor  
814-230-5820



Katrina Loree  
Realtor  
814-688-6124



Norma Archer  
Realtor  
814-282-4009



Sandra Flick  
Realtor  
814-779-3216

*The Howard Hanna Professionals Warren real estate office services Warren, Spring Creek, Tidioute, Bear Lake, North Warren, Pittsfield, Sheffield, Youngsville, and other areas near Warren. The Howard Hanna Professionals Warren real estate office is located near the Struthers Library Theatre, between I-62 and I-6, and the confluence of the Allegheny River and Conewango Creek.*



Professionals



200 W Third Ave  
Warren, PA 16365  
**814-726-2000**





## 813 Roundtop Road, Wellsboro

Professionals

MLS#31715683

\$585,813

3 BD, 2 BA

55.35 Acres



2-story farmhouse has been lovingly remodeled to modern standards retaining its yester-year country charm. The first-floor features oak hardwood floors thru out, with tile in the bathroom, foyer, and mudroom. Exposed wood beam, wood trim, and crown molding are a perfect accent for the tin ceilings. Kitchen features granite counter tops with warm wood cabinetry, next to a large dining room perfect for entertaining. Three bay detached garage has an 11 ton lift behind a 12 foot door makes a perfect work area. The barn is in good condition. This property also has the added distinction of 2 water features, with a spring fed pond, and a small stream lazily making its way across the property. Open fields are home to food plots and old logging roads make a great trail system.

## 209 Plaza Road, Middlebury Center



MLS#31713822

\$254,500

3 BD, 2 BA

0.38 Acres

Professionals

Peaceful country living at its best! Neighbors who watch out for you and your property. Well built and lovingly maintained home in Country Plaza Estates. Beautiful hardwood floors grace the living room, dining room, and kitchen. No wasted room for hallways! Laundry room is conveniently located off the kitchen which has plenty of cabinetry and can also serve as a mud room coming in from the garage. Full basement is dry and could easily be finished into extra space. Landscaping is very pleasing with flower beds along the sidewalk and front porch. Off the living room is a deck which provides a wonderful place to relax. Not far from town, but a gas station and Dollar General are within walking distance. Come take a look before it is gone!



## 1783 Bloss Mountain Road, Liberty

Professionals

MLS#31713919

\$219,900

3 BD, 2 BA

0.77 Acres



Motivated seller! This home in the country with a great view is looking for a new owner. This home has lots of character. Once a log home, it has vinyl siding to eliminate the upkeep of the logs. Beautiful stone fireplace, back sunporch to watch the wildlife in the back field. Convenient to Williamsport, Mansfield or Corning. Home would also make a great camp/getaway with State Forest Land & trails not too far away. A large 2 car detached garage/workshop to store your toys or hobbies in and still have a 1 car attached to the house. Make an appointment today to see this easy to maintain home.



75 Nickel Lane, Wellsboro



**MLS#31713400...\$1,750,000**  
5 BD, 6 BA ~ 126.34 Acres

1081 Vanhorn Hollow Road, Troy



**MLS#31713702...\$1,224,900**  
3 BD, 2 BA ~ 253.20 Acres

215 Windy Hill Road, Mainesburg



**MLS#31713857...\$269,000**  
7 BD, 3 BA ~ 2.00 Acres

952 Marsh Creek Road, Wellsboro



**MLS#31713887...\$410,000**  
3 BD, 2 BA ~ 64.47 Acres

345 Blair Road, Genesee



**MLS#31714002...\$222,000**  
3 BD, 2 BA ~ 13.95 Acres

162 Tioga Street, Wellsboro



**MLS#31714128...\$197,600**  
3 BD, 1 BA ~ 0.87 Acres

12834 Route 6, Wellsboro



**MLS#31714166...\$265,000**  
2 Homes ~ 3 BD, 2 BA ~ 3.00 Acres

503 N. Buffalo Street, Elkland



**MLS#31714385...\$168,750**  
3 BD, 2 BA ~ 1.63 Acres

20 N. Schodac Road, Mansfield



**MLS#31715535...\$299,000**  
4 BD, 2.5 BA ~ 5.00 Acres

2492 Route 249, Middlebury Center



**MLS#31715536...\$62,500**  
2 BD, 1 BA ~ 1.05 Acres

65 Whitaker Road, Westfield



**MLS#31715537...\$229,000**  
3 BD, 2 BA ~ 28.11 Acres

64 Seventh Street, Mansfield



**MLS#31715549...\$168,500**  
3 BD, 1 BA ~ 0.50 Acres



**2098 Whites Corner, Harrison Valley**

**MLS#31715615**  
**\$334,757**

0 BD, 1 BA  
11.00 Acres



**Multi Unit**

**215 Windy Hill Road, Mainesburg**



**MLS#31713858...\$269,000**  
3 Units ~ 2.00 Acres

**12834 Route 6, Wellsboro**



**MLS#31714293...\$265,000**  
2 Units ~ 3.00 Acres

**30 Taylor Street, Troy**



**MLS#31714409...\$318,500**  
3 Units ~ 0.37 Acres

**NEW LISTINGS**



4364 Williamson Trail, Liberty	\$108,500	3 BD, 2 BA	0.30 Acres	MLS#31715886
74 Prosser Hollow Rd, Coudersport	\$31,900	1 BD, 0 BA	0.26 Acres	MLS#31715881
91 William Circle, Wellsboro	\$191,215	3 BD, 2 BA	0.71 Acres	MLS#31715864
1366 Austinburg Road, Westfield	\$119,900		20.50 Acres	MLS#31715863
222 Main Street, Blossburg	\$250,000	3 Units	0.16 Acres	MLS#31715859
17822 Route 6, Mansfield	\$168,900	3 BD, 1 BA	0.69 Acres	MLS#31715841
402 S. Main Street, Coudersport	\$349,900	4 BD, 3 BA	0.36 Acres	MLS#31715833
153 Germania Street, Galeton	\$179,900	3 BD, 1 BA	0.29 Acres	MLS#31715819
21 Pleasant Street, Morris Run	\$84,900	3 BD, 1 BA	0.66 Acres	MLS#31715800
421 Station Road, Lawrenceville	\$20,000	3 BD, 2 BA	0.29 Acres	MLS#31715739
10 Poplar Ave, Galeton	\$179,000	3 BD, 2 BA	1.12 Acres	MLS#31715704
62 Rundell Creek Road, Troy	\$217,222	3 BD, 2 BA	1.99 Acres	MLS#31715698

**\*\*CALL TODAY FOR MORE INFORMATION 570-723-1600\*\***



# Things to do in Pennsylvania

**Pennsylvania Grand Canyon**



**Wellsboro, PA**

**Cherry Springs State Park**



**Coudersport, PA**



**Hamlin Lake Park**



**Smethport, PA**



**Kinzua Bridge State Park**



**Kane, PA ~ McKean County**

**Allegheny National Forest**



**Bradford, PA**

**Rimrock Overlook**



**Warren, PA**



## I'M NOT JUST YOUR NEIGHBOR. I'M ALSO A REALTOR.

Whether you're in the market to buy a new home, sell your present home, looking for land, a cabin, or even an investment property, I can help you with all your real estate needs.

*Give me a call today! I want to be your Real Estate Professional.*

**Carolyn Stranieri 570-439-9619**

carolynstranieri@howardhanna.com

11564 Route 6 Wellsboro, PA 16901

570-723-1600

www.howardhannaprofessionals.com





## Farm & Land Listings

1081 Vanhorn Hollow Road, Troy	\$1,224,900	253.20 Acres	MLS#31713809
1952 Dean Hill Road, Wellsboro	\$399,000	76.70 Acres	MLS#31713260
0 Monkey Run Road, Middlebury Center	\$15,000	0.60 Acres	MLS#31714425
32 Phoebe Lane, Coudersport	\$19,976	1.05 Acres	MLS#31715585

**NO LAND INCLUDED JUST OIL, GAS & MINERAL SUBSURFACE RIGHTS ONLY.**

0 Heffner Hollow & St. Line Road, Lawrenceville \$29,900 18.31 Acres MLS#31712601

*The Howard Hanna Professionals Wellsboro Office is proud to be a Donation “drop off” location for HAVEN of Tioga County!*

### Some of the items we are looking for...



**Childcare items:**

- Sippy Cups
- Baby Wipes
- Diapers
- Children’s books

**Miscellaneous:**

- Non-perishable food items
- Towel Sets (Kitchen & Bath)
- First Aid Kits
- Adult & Children’s OTC medicines

**Cleaning Products:**

- Laundry Detergent & Fabric Softener
- Dish Soap
- Dishwasher Detergent
- Paper Towels

**Hygiene:**

- Shampoo/Conditioner
- Soap
- Hair Brushes/Hair ties
- Toilet Paper

**FOR ADDITIONAL ITEMS PLEASE VISIT**

<https://www.havenoftiogacounty.org/>



# Wellsboro Office Agents



Professionals



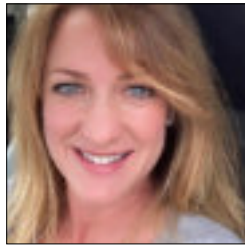
11564 Route 6  
Wellsboro, PA 16901  
**570-723-1600**



Howard Hanna Professionals Wellsboro services the areas of Wellsboro, Bradford, Tioga, Potter, McKean, and Lycoming Counties in Pennsylvania. We also serve Allegany, Steuben, and Chemung Counties in New York.



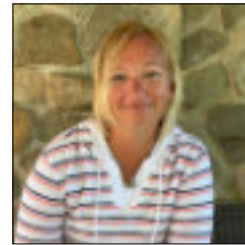
**Carol Hoke**  
Assoc. Broker/Manager  
570-439-0997



**Amy Greiner**  
Realtor  
814-203-8990



**Brenda Adams**  
Realtor  
814-558-5359



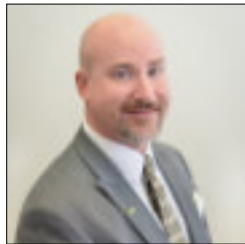
**Selina Bogaczyk**  
Realtor  
570-772-5488



**Carolyn Straniere**  
Realtor  
814-439-9619



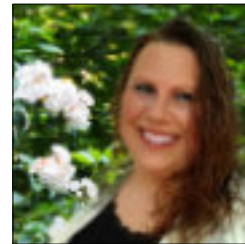
**Judith Fry**  
Realtor  
570-787-0117



**Kevin Busch**  
Realtor  
570-766-1183



**Kimberly Case**  
Realtor  
570-404-0794



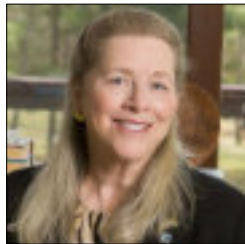
**Laurel Behr**  
Realtor  
570-439-2882



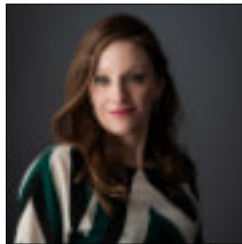
**Lorraine Albin**  
Realtor  
570-716-0897



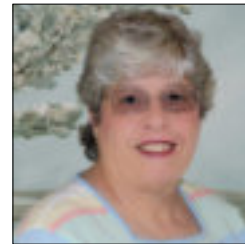
**Marc Rice**  
Realtor  
570-404-8213



**Sandra Stevens**  
Assoc. Broker  
570-772-3778



**Sonja Spencer**  
Realtor  
570-404-8006



**Sylvia Prouty**  
Realtor  
570-250-6277



**Teresa Doud**  
Realtor  
814-203-8416



## 210 Ross Glen Road, Coudersport

Professionals

MLS#31715671

\$600,000

8 BD, 9 BA

7.27 Acres



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. Plenty of room to add a garage!

## 556 Coleville Road, Smethport



MLS#31714013

\$179,000

2 BD, 1 BA

10.00 Acres

Professionals

A DIAMOND IN THE ROUGH!! Approximately 10 +/- acres of property (pending fresh survey). A Truly Secluded spot to hunt, ATV, walk the trails or just relax. 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, unfinished open living area, beautiful vaulted pine tongue and groove ceilings, unfinished enclosed addition that could be used for more living space, & enclosed patio. Multiple out buildings and an old Jeep included to help take care of the driveway in the winters.



## 777 North Main Street, Coudersport

Professionals

MLS#31715541

\$220,000

4 BD, 3 BA

1.59 Acres



On the eastern edge of Coudersport this 2 story farmhouse on 1.59 + or- acres, 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 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 plus a storage building and large swing set 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?



**74 Crandall Run Road, Austin**



**MLS#31712031**  
**\$58,900**

3 BD, 2 BA  
0.17 Acres

**43 Coyote Ridge Road, Westfield**

**UNDER CONTRACT**

**MLS#31713522**  
**\$169,900**

2 BD, 1 BA  
2.12 Acres



**407 North Main Street, Ulysses**



**MLS#31713625**  
**\$98,000**

2BD, 1BA  
0.30 Acres

**1004 Route 6, Gaines**

**MLS#31713648**  
**\$198,000**

3BD, 2 BA  
1.49 Acres



**407 Dwight Street, Coudersport**



**UNDER CONTRACT**

**MLS#31713812**  
**\$139,900**

3 BD, 1 BA  
0.20 Acres

**148 Billy Lewis, Coudersport**

**MLS#31713868**  
**\$125,900**

2 BD, 1 BA  
0.63 Acres



**1953 SR 44, Shinglehouse**



**MLS#31713968**  
**\$385,000**

4 BD, 2 BA  
45.70 Acres

**215 Taft Ave, Elkland**

**MLS#31714025**  
**\$72,000**

3 BD, 1 BA  
0.22 Acres



**133 Hanson Hollow Road, Port Allegany**



**MLS#31714037**  
**\$144,900**

3 BD, 2 BA  
3.16 Acres

**391 Nelson Run Lane, Coudersport**

**MLS#31714056**  
**\$294,500**

5 BD, 3 BA  
5.95 Acres



**110 East Third Street, Coudersport**



**MLS#31715564**  
**\$200,000**

5 BD, 4 BA  
0.44 Acres

**696 North Hollow Road, Coudersport**

**UNDER CONTRACT**

**MLS#31715597**  
**\$112,000**

2 BD, 1 BA  
0.64 Acres



**Multi Unit**

**410 Vine Street, Coudersport**



**MLS#31713537**  
**\$136,900**

2 Units  
0.12 Acres

**805 South East Street, Coudersport**



**MLS#31713938**  
**\$137,900**

2 Units  
0.37 Acres



**NEW LISTINGS**

37 Moonwalk Lane, Wellsboro	\$48,000	2 BD, 2 BA	812 Sqft	MLS#31715993
163 Maple Lane, Austin	\$40,000		2.00 Acres	MLS#31715991
363 Canfield Hollow Rd, Eldred	\$170,000		56.91 Acres	MLS#31715990
00 Route 872, Austin	\$336,900		112.31 Acres	MLS#31715977
251 Route 6 West, Coudersport	\$1,700,000	3 Units	1.70 Acres	MLS#31715964
0 Route 6, Port Allegany	\$132,500		39.05 Acres	MLS#31715931
228 Eagle View Lane, Westfield	\$185,000		3.29 Acres	MLS#31715930
21 Mina Road, Coudersport	\$169,900		2.33 Acres	MLS#31715922
410 Vine Street, Coudersport	\$129,900	4 BD, 2 BA	0.12 Acres	MLS#31715914
238 Academy Street, Genesee	\$149,000	3 BD, 2 BA	0.20 Acres	MLS#31715913
0 Tennessee Road, Coudersport	\$55,000		10.01 Acres	MLS#31715902
239 W. Main Street, Troy	\$225,000	3 BD, 2 BA	1.29 Acres	MLS#31715876
3 Poplar Avenue, Galeton	\$64,900	4 BD, 1 BA	0.12 Acres	MLS#31715854
00 Cherry Tree Lane, Coudersport	\$25,000		1.65 Acres	MLS#31715843
711 Bells Run, Shinglehouse	\$72,000	2 BD, 1 BA	1.07 Acres	MLS#31715835
247 Route 6, Coudersport	\$895,000	1 Unit	0.38 Acres	MLS#31715807
218 North Street, Ulysses	\$535,000	54 Units	3.47 Acres	MLS#31715790
441 Butler Road, Sabinsville	\$145,000		7.31 Acres	MLS#31715737
43 Pleasant Drive, Austin	\$49,900		0.75 Acres	MLS#31715722
19 Kline Road, Galeton	\$150,000	3 BD, 2 BA	0.50 Acres	MLS#31715688
00 Tyoga Road, Galeton	\$55,900		6.90 Acres	MLS#31715693
1516 Germania Road, Galeton	\$159,000		19.07 Acres	MLS#31715754
119 Butler Road, Sabinsville	\$110,000	1 BD, 1 BA	7.65 Acres	MLS#31715690

# Coudersport Office Agents



**Professionals**



336 Rt. 6 W, Suite #3  
Coudersport, PA 16915

**814 260-1464**

[www.coudersport.howardhanna.com](http://www.coudersport.howardhanna.com)

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**Gretchen Songster**  
Realtor  
716-307-3866



**Penny Barr**  
Realtor  
814-558-4086



**Christine "Teena" Mountz**  
Realtor  
570-916-6564



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**215 North Main St  
Coudersport, PA 16915**



**Scott Fortner**

[cornerstonesettlement.com](http://cornerstonesettlement.com)

[info@cornerstonesettlement.com](mailto:info@cornerstonesettlement.com)

## Farm & Land Listings

349 Corcoran Road	Genesee	\$2,450,000	441.80 Acres	MLS#31714053
00 Back Road-Lot #1 & 2,	Coudersport	\$62,800	5.18 Acres	MLS#31713525
00 Back Road-Lot #10,	Coudersport	\$32,900	2.61 Acres	MLS#31713542
00 Back Road-Lot #11,	Coudersport	\$29,900	2.85 Acres	MLS#31713544
21 Academy Hill Road,	Coudersport	\$19,000	2.68 Acres	MLS#31713739
00 Route 6,	Galeton	\$599,900	3.00 Acres	MLS#31713798
Lot 7 White Knoll Road,	Ulysses	\$19,000	1.36 Acres	MLS#31714014
0 A Frame Road,	Coudersport	\$44,000	1.67 Acres	MLS#31714082
00 Route 349 (Long Run Rd),	Gaines	\$74,999	6.94 Acres	MLS#31715524

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# All Commercial Properties

## 16 Main Street, Austin



**MLS#31712721**  
**\$240,000**

1 Unit  
6,860 SqFt

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, and all the set up for an auto repair shop and a car wash.

## 0 State Route 6, Gaines



**MLS#31713275**  
**\$465,000**

4 Units  
4.47 Acres

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.

## 408 West Main Street, Smethport



**MLS#31713287**  
**\$245,000**

Multi Unit  
7,920 SqFt

Well maintained 3 unit Historical building Currently Generating Income. New Rubber Roof including flashings and edge detail, updated electrical, plumbing and gas. Full basement!

## 00 Route 6, Galeton

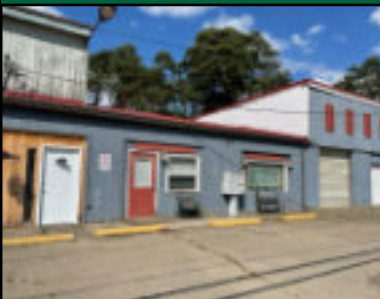


**MLS#31713801**  
**\$599,900**

20 Units  
3.00 Acres

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 although all the former camp sites are still intact.

## 519 East Second Street, Coudersport



**MLS#31714059**  
**\$129,900**

2 Units  
938 SqFt

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.

## 1154 East Second Street, Coudersport



**MLS#31715636**  
**\$159,000**

1 Unit  
3,168 Acres

Located on busy Route 6, this property is zoned commercial and at one time housed a multi-unit rental and a salon. Recently it was used as a 1-unit rental investment. As a residential home, it has many rooms, bedrooms & baths.



**3657 U.S. Route 6 West, Ulysses**



**MLS#31715658**  
**\$325,000**

1 Unit  
3.00 Acres

Once the very popular family restaurant known as the Sylvania Restaurant was a thriving business. 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.

**42 Constitution Ave, Galeton**



**MLS#132538**  
**\$269,000**

0 Units  
6,240 SqFt

This Country store has been in business for 139 years. Looking for a chance to switch gears, be your own boss, set your own hours, and live in Gods Country? This is it! Turnkey business with year round visitors - hunting, fishing, ATV'S, and snowmobiles.

**2098 Whites Corner, Harrison Valley**



**MLS#31713017**  
**\$299,757**

1 Unit  
6,861 SqFt

Opportunity of a lifetime!! With 2.53 acres Whites Corner Automotive Garage is a great property for an investor or anyone who has dreamed of owning their own business and are looking for the perfect site. Current business equipment is fully negotiable.

**121 River Street, Westfield**

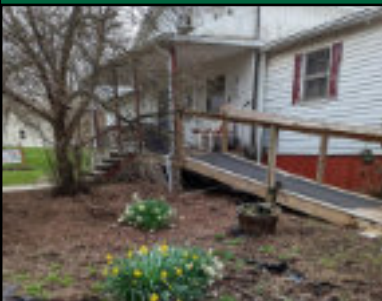


**MLS#31713589**  
**\$275,765**

0 Units  
1,761 SqFt

Busy 3 bay car wash! One bay is automated and on the end is a truck/bus bay. There is a room on the other end that was formerly an ice cream stand which could be again or use as an office or another small business. Plenty of vacant land to use for additional income ideas.

**109 Williams Road, Mainesburg**



**MLS#31713859**  
**\$199,900**

9 Units  
3,500 SqFt

This nursing/care home is licensed to have 18 residents and they are currently at capacity with phone calls still coming in. Also, there are 7 employees that could possibly stay for a smooth transition. Truly a turn key business.

**295 South Main Street, Mansfield**

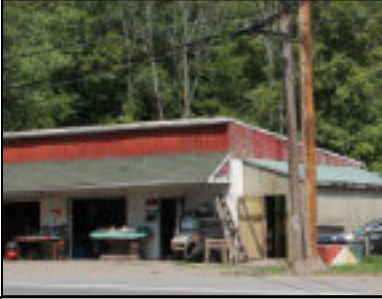


**MLS#31713963**  
**\$249,000**

1 Unit  
1,497 SqFt

Building of a former restaurant looking for a new owner. Dining area, open view of kitchen....pretty much a clean slate just looking for your imagination and dream. Call for your tour today to see if it will work for you.

**162 Tioga Street, Wellsboro**



**MLS#31714130**  
**\$197,600**

1 Unit  
1,200 SqFt.

Need a spot to house your business? This 1,200sqft cement block building on 0.87 acres could be just what you're looking for. With three overhead doors, a large walk-in refrigerator/cooler, and restroom, this former produce stand is waiting for a new owner.

**30 Taylor Street, Troy**



**MLS#31714361**  
**\$318,500**

3 Units  
7,657 Acres

Large renovated commercial building on Rt 6 with many different income potentials. The downstairs currently houses a full-service Salon, the back part of the main floor is an efficiency apartment, and the upstairs is a 4-bedroom apartment with laundry.

**19 North Main Street, Mansfield**



**MLS#31715499**  
**\$479,500**

2 Units  
4,224 SqFt

This popular, established pub/restaurant is looking for a new owner. The pride of ownership shows from the moment you walk thru the door. There is a malt beverage license that allows you to produce & sell your own beer as well as sell Pennsylvania ciders, wines & liquors.

**371/365 Gulick Street, Blossburg**



**MLS#31714202**  
**\$769,000**

20 Units  
37.96 Acres

Starting near the edge of town in Blossburg, this property has the highly desirable feature of having twenty rental lots as part of Briarwood Estates providing steady monthly income with all necessary preliminary work done for expansion. Current sites are all long-term renters.

**50 North Main Street, Port Allegany**



**MLS#R1435103**  
**\$74,900**

2 Stories  
3,000 SqFt

Walkable, amenities, this two story downtown mixed-use building, with a full basement and off street parking, is a type of commercial property that includes both business and residential space. This property offers the advantage of two residential apartments and two retail/business units .

**CALL US TODAY!!!**



**Professionals**



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# 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.\*



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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.

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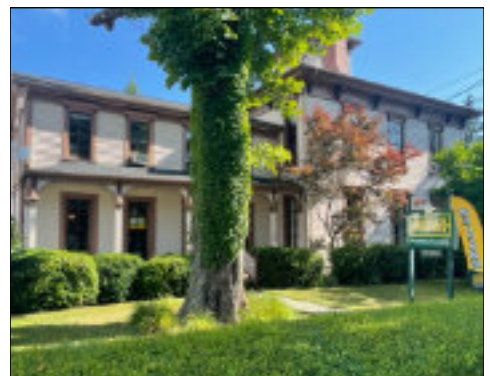
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