

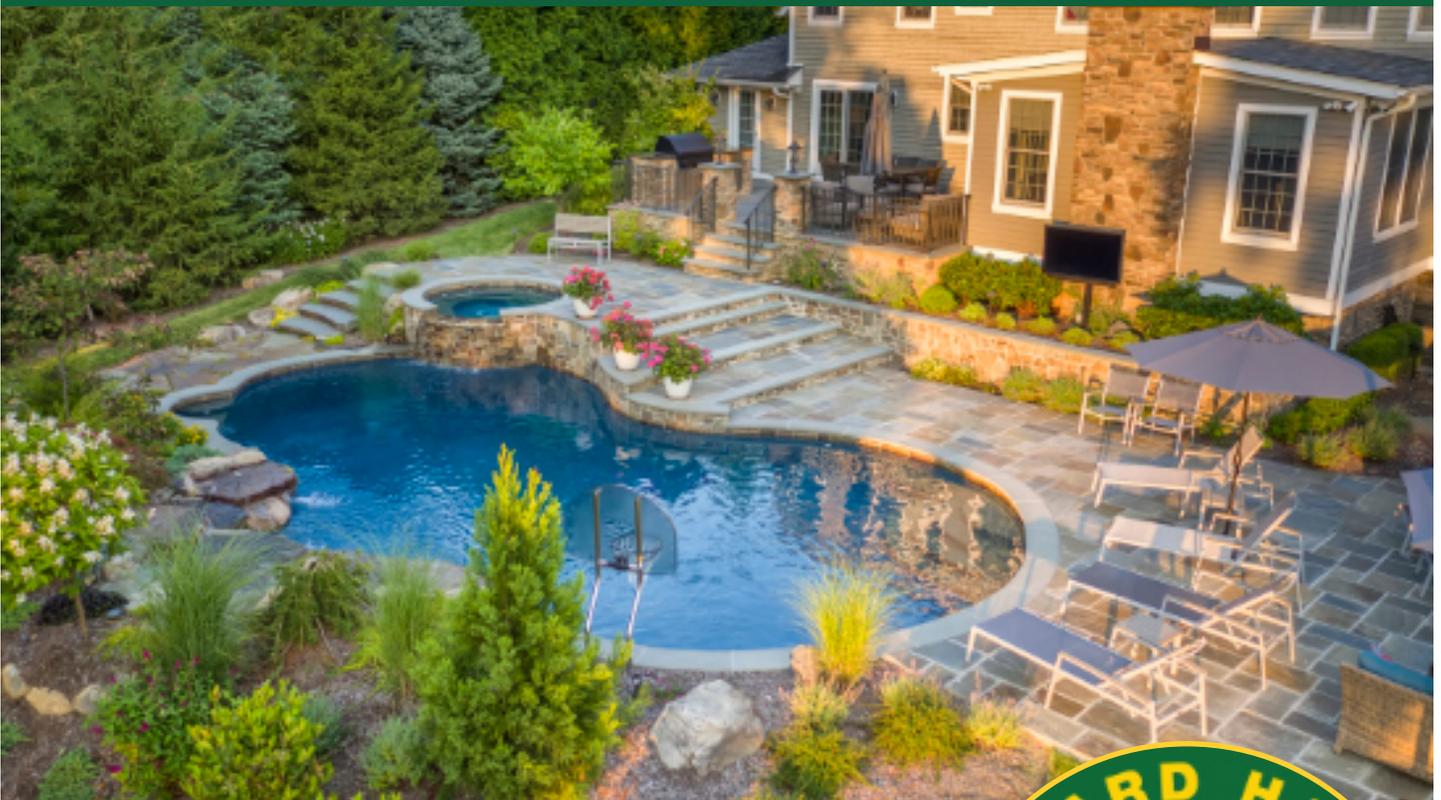


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**FREE**

June - August 2023

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



*Home Happens Here*

*Features Residential, Commercial,  
Multi Unit & Land properties*

**NEW FEATURE**

Click on the photos for more  
info on that property!



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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**



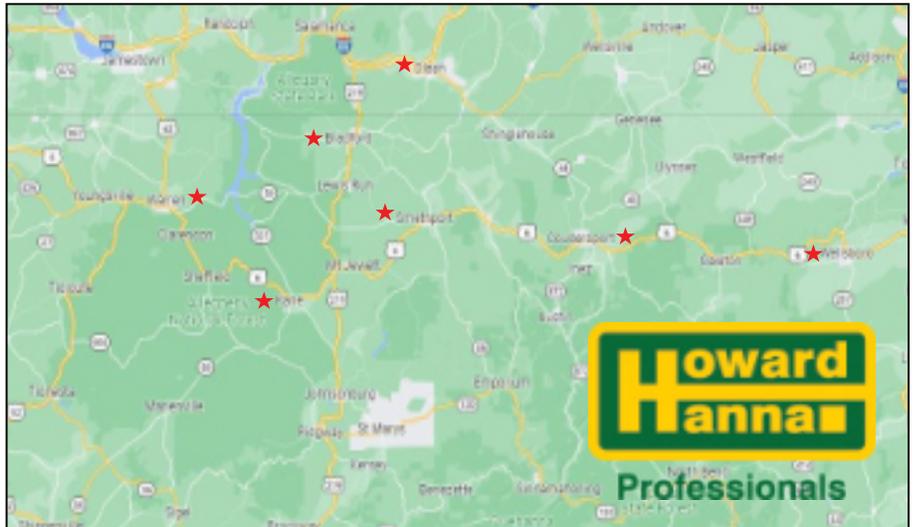
90 Mechanic Street  
Bradford, PA 16701  
**814-362-7450**



4234 Market St. Suite #1  
Warren, PA 16365  
**814-726-2000**



410 Wayne Street  
Olean, NY 14760  
**716-372-1155**





**Professionals**

## *Welcome Friends!*

As the newest edition of our magazine hits the stands, we are ready to usher summer in and let you know that not only does Home Happen Here<sup>©</sup> but so can your business, vacation property or rental income!

Our agents use cutting edge technology to work cooperatively with local real estate related businesses to provide seamless transactions. Not only do we provide regular updates via email regarding the exposure of your property to potential buyers, we also have exceptional programs such as the 100% Money Back Guarantee, Real Scout, & HSA Home Warranties.

The inventory available to you by working with Howard Hanna Professionals is immense. Howard Hanna has a network of 400+ offices spanning 13 states. Our Professional agents are ready to work those connections and guide you through selling or buying your next adventure!

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.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dennis B. Pezzimenti".

Dennis Pezzimenti

Managing Broker

716-378-8989



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**Professionals**

**129 Pine Run Road, Lewis Run**



**MLS#R1441573**  
**\$100,000**

3 BD, 2 BA  
0.69 Acres

**14 Homestead Avenue, Bradford**



**MLS#R1466149**  
**\$74,900**

3 BD, 1.5 BA  
0.07 Acres

**208 Madison Avenue, Olean**



**MLS#R1466879**  
**\$229,900**

4 BD, 3 BA  
0.26 Acres

**205 W. Ohio Street, Olean**



**MLS#R1465563**  
**\$199,900**

4 BD, 2.5 BA  
0.28 Acres

**4050 Mt Echo Lane, Great Valley**



**MLS#R1460652**  
**\$189,900**

2 BD, 1 BA  
14.40 Acres

**120 North Clinton Street, Olean**



**MLS#R1467245**  
**\$164,900**

4 BD, 2.5 BA  
0.10 Acres

*#1 Firm in McKean County*

WITH ALMOST \$30 MILLION IN TOTAL VOLUME SOLD IN 2022



**Professionals**



RESULTS BASED OFF OF  
NYSMLS TOTAL VOLUME SOLD

**4297 South Nine Mile Road, Allegany**



**MLS#R1467022**  
**\$129,900**

4 BD, 1 BA  
0.46 Acres

**210 White Oak Drive, Allegany**



**MLS#R1466232**  
**\$249,900**

4 BD, 2 BA  
0.34 Acres

**3816 Fay Hollow Road, Hinsdale**



**MLS#R1466761**  
**\$174,900**

3 BD, 2 BA  
3.30 Acres

**50 Standard Lane, Bolivar**



**MLS#R1464244**  
**\$59,900**

2 BD, 1 BA  
0.45 Acres

# NEW LISTINGS

<b>92 Mechanic St, Bradford</b>	<b>\$29,900</b>	<b>2 Unit</b>	<b>0.05 Acres</b>	<b>MLS#R1472441</b>
23 River Street, Bradford	\$39,000	2 BD, 1 BA	0.21 Acres	MLS#R1469038
20 Fairbanks Avenue, Bradford	\$37,000	3 BD, 1.5 BA	0.18 Acres	MLS#R1470964

**\*\* CALL TODAY FOR MORE INFORMATION**

**814-362-7450 \*\***



**Professionals**

# Bradford Office Agents



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



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



**John Dwailebe**  
Realtor  
716-378-3953



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



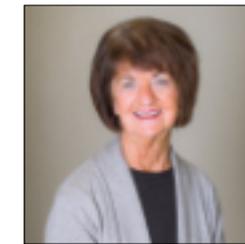
**Paul Pezzimenti**  
Realtor  
716-378-7039



**Rachel Fraley**  
Realtor  
716-229-1600



**Regis Handley**  
Realtor  
716-307-9256



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

*Howard Hanna Professionals  
Bradford services the areas of  
Bradford, Derrick City, Eldred,  
Lewis Run, and more.*



**Professionals**



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

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

# 7 Warren Boulevard, Warren



MLS#13003

\$189,500

3 BD, 1 BA

1,898 SqFt

Professionals

Very nice mid century ranch style home in a very desirable development.



# 30 Main Street, Mt. Jewett

Professionals

MLS#12917

\$190,000

0.59 Acres



Former convenience store available in the center of town. Gas tanks and canopy to be removed by Sunoco (owner of tanks). Shelving, security system and equipment stays, including full butcher shop. Exterior 4x8 block storage building and shed.

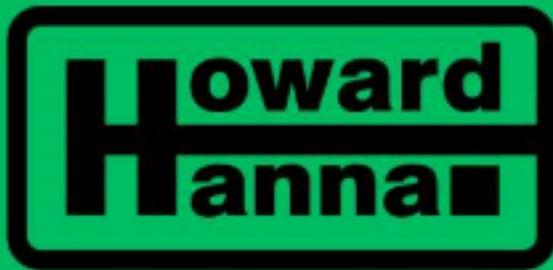
## NEW LISTINGS

318 Main Street, Sheffield	\$49,700	1 BD, 1 BA	0.19 Acres	MLS#13075
9-11 Main Street, Sheffield	\$68,500	7 BD, 4 BA	0.15 Acres	MLS#13062
47 Plymouth Rock Rd, Warren	\$72,500	3 BD, 1 BA	0.45 Acres	MLS#13049
0 Youngsville Road, Pittsfield	\$59,900		22.54 Acres	MLS#13028
285 Main Street, Pittsfield	\$169,000	5 BD, 1.5 BA	0.59 Acres	MLS#13029

**\*\* CALL TODAY FOR MORE INFORMATION 814-726-2000 \*\***



Professionals



Professionals

**WE  
MOVED**

*New Address:*



*4234 Market St.*

*Suite #1*

*Warren, PA. 16365*

We won't just find you a home, we will be there every step of the way.

*Call Howard Hanna Professionals Warren Today!*

**814-726-2000**

# 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



**Lisa Nielsen**  
Realtor  
814-720-3168



**Melissa Uber**  
Realtor  
716-338-8781



**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.*



**Professionals**

4234 Market St. Suite #1  
Warren, PA 16365  
**814-726-2000**



75 Nickel Lane, Wellsboro



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

813 Roundtop Road, Wellsboro



**MLS#31715683...\$585,813**  
3 BD, 2 BA ~ 55.35 Acres

536 Annas Road, Wellsboro



**MLS#31716472...\$315,000**  
3 BD, 2 BA ~ 9.08 Acres

15 Queen Street, Wellsboro



**MLS#31715954...\$259,777**  
4 BD, 2 BA ~ 0.15 Acres

2093 N. Williamson Road, Covington



**MLS#31716116...\$380,000**  
4 BD, 3 BA ~ 2.48 Acres

350 E. River Street, Elkland



**MLS#31716282...\$299,000**  
3 BD, 1.5 BA ~ 1.94 Acres

23 Barnhart Corner Road, Gaines



**MLS#31716350...\$240,000**  
3 BD, 1 BA ~ 9.65 Acres

1721 Old Possessions Road, Troy



**MLS#31716353...\$160,000**  
2 BD, 1 BA ~ 6.82 Acres

2780 Stony Fork Road, Wellsboro



**MLS#31716366...\$384,900**  
5 BD, 2 BA ~ 0.46 Acres

**CHOOSE**



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139 School Road, Tioga



**MLS#31716377...\$189,500**  
3 BD, 1.5 BA ~ 2.15 Acres

952 Wood Road, Mansfield



**MLS#31716517...\$334,000**  
3 BD, 2 BA ~ 12.69 Acres

1997 N. Williamson Road, Covington



**MLS#31716386...\$193,050**  
3 BD, 2 BA ~ 0.69 Acres

21 Pleasant Street, Morris Run



**MLS#31716388...\$69,999**  
3 BD, 1 BA ~ 0.66 Acres

2535 Hills Creek Lake Rd, Wellsboro



**MLS#31716389...\$375,000**  
3 BD, 3 BA ~ 3.24 Acres

84 S. Academy Street, Mansfield



**MLS#31716411...\$199,000**  
3 BD, 2 BA ~ 0.22 Acres

2740 Newton Hill Road, Mansfield



**MLS#31716428...\$389,900**  
3 BD, 3 BA ~ 7.45 Acres

320 Hickox Road, Genesee



**MLS#31716430...\$289,000**  
2 Homes ~ Details on page 18

109 Deep Hollow Run, Laporte



**MLS#31716256...\$380,000**  
4 BD, 2 BA ~ 2.00 Acres



**Interested in any of  
these Properties?  
CALL US TODAY!  
570-723-1600**

# Multi Unit

## 213 Main Street, Blossburg



**MLS#31716304**

**\$289,900**

5 Units

0.11 Acres

## 30 Taylor Street, Troy



**MLS#31714409**

**\$299,000**

3 Units

0.37 Acres

## NEW LISTINGS

188 Valley View Estates, Wellsboro	\$339,900	3 BD, 2 BA	10.19 Acres	MLS#31716828
56 N. Bullock Road, Mansfield	\$1,300,000	1 Unit	10.22 Acres	MLS#31716826
0 Bloss Mountain Road, Liberty	\$28,000		3.15 Acres	MLS#31716822
650 Bloss Mtn Road, Liberty	\$285,000	3 BD, 1.5 BA	48.75 Acres	MLS#31716820
143 Potter Brook Rd, Westfield	\$350,000	4 BD, 1.5 BA	14.00 Acres	MLS#31716788
4291 Route 6 West, Ulysses	\$67,500	2 BD, 1 BA	1.17 Acres	MLS#31716786
Lot 28 Hillcrest Circle, Wellsboro	\$48,000		2.99 Acres	MLS#31716784
2844 Stony Fork Rd, Wellsboro	\$64,900		1.26 Acres	MLS#31716776
33 West Hill Road, Covington	\$69,900	2 Units	0.18 Acres	MLS#31716764
27 West Hill, Covington	\$85,000	1 BD, 3 BA	0.07 Acres	MLS#31716763
18435 Route 6, Mansfield	\$349,000	5 BD, 2.5 BA	2.00 Acres	MLS#31716740
17 Queen Street, Wellsboro	\$299,900	4BD, 2 BA	0.28 Acres	MLS#31716705
51 Main Street, Lawrenceville	\$258,000	1 Unit	0.09 Acres	MLS#31716685
1141 Redington Ave, Troy	\$264,900	5 BD, 3 BA	0.30 Acres	MLS#31716684
4 W. School Street, Galeton	\$105,999	3 BD, 2 BA	0.32 Acres	MLS#31716670
435 Dutton Hollow Road, Genesee	\$179,000	6 BD, 1.5 BA	28.00 Acres	MLS#31716669
2361 St Route 607, Austin	\$159,900	1 BD, 1 BA	4.59 Acres	MLS#31716656
1292 & 74 Charleston, Wellsboro	\$873,900	1 Unit	4.83 Acres	MLS#31716641
577 Monks Hollow Rd, Middlebury Ctr	\$695,000	4 BD, 2.5 BA	78.90 Acres	MLS#31716633
71 William Circle, Wellsboro	\$249,981	5 BD, 3 BA	0.76 Acres	MLS#31716600
103 Carr Avenue, Knoxville	\$24,900	3 BD, 1 BA	0.00 Acres	MLS#31716597
113 Hawk Hill Lane, Westfield	\$475,000	3 BD, 2 BA	16.60 Acres	MLS#31716573
119 Pine Street (Arnot, PA) , Blossburg	\$135,000	4 BD, 1 BA	1.25 Acres	MLS#31716571
11490-98 Route 6, Wellsboro	\$265,000	2 BD, 1 BA	0.39 Acres	MLS#31716555
446 Elkhorn Creek Road, Tioga	\$449,000	3 BD, 2 BA	40.43 Acres	MLS#31716549
201 Maple Street, Shinglehouse	\$35,000	3 BD, 2 BA	1,120 SqFt	MLS#31716540
46 W. Water Street, Wellsboro	\$427,000	3 BD, 2.5 BA	0.53 Acres	MLS#31716535

*Striving To Connect*

*Buyers With Sellers & Sellers With Buyers*



Sylvia Prouty, Realtor

570-250-6277

sylvia@prouty.com



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Amy Greiner, Realtor  
Cell: 814-203-8990  
Office: 570-723-1600

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- Professional
- YOU focused

Ask for Amy!



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BUY OR SELL CALL

**Carol Hoke**

Associate Broker/Assistant Manager

Call/Text: 570-439-0997

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

Carolyn Straniere 570-439-9619

[carolynstraniere@howardhanna.com](mailto:carolynstraniere@howardhanna.com)

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**Sandra Stevens**  
*Experienced Real Estate Broker*

Call/Text: 570-772-3778  
[sandrastevens@howardhanna.com](mailto:sandrastevens@howardhanna.com)

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**WE HAVE BUYERS, WHAT WE  
NEED IS LISTINGS!!!**

**CALL ME TODAY**

## Farm & Land Listings

1952 Dean Hill Road, Wellsboro	\$350,000	74.22 Acres	MLS#31713260
1366 Austinburg Road, Westfield	\$99,000	17.00 Acres	MLS#31715863
0 Buena Vista Street, Wellsboro	\$49,900	2.55 Acres	MLS#31716115
234 Holden Brook Road, Osceola	\$18,000	0.31 Acres	MLS#31716399
0 Pattison Avenue Extension, Elkland	\$10,000	0.14 Acres	MLS#31716401
224 Pattison Ave Extension, Elkland	\$19,900	0.42 Acres	MLS#31716421

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

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



## For all your Real Estate Settlement Needs



29 Crafton Street  
Wellsboro, PA 16901  
570-724-2731

215 North Main Street  
Coudersport, PA 16915  
814-274-7233



**Emily Focht**



**Amy Witter**



**Scott Fortner**

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

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www.teridoudrealtor.com  
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11564 Rt 6 Wellsboro, PA 16901  
570-723-1600

**MLS#31713400**

**5 BEDROOMS**

**6 BATHROOMS**

**126.34 ACRES**



## Luxury Home or Venue

Unique home with over 11,000 sq ft of living space & miles of gorgeous views! Central Air, Whole-House Generator, Cherry Hardwood, Gourmet Kitchen, Custom Spiral Stairs, Pond & many more extras!

# Wellsboro Office Agents

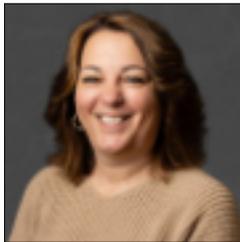


11564 Route 6  
Wellsboro, PA 16901  
**570-723-1600**

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



**Mary Jo Melton**  
Assoc. Broker/Manager  
607-765-2694



**Carol Hoke**  
Assoc. Broker/Asst. Mgr  
570-439-0997



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



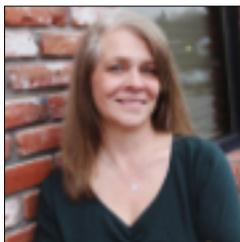
**Carolyn Straniere**  
Realtor  
570-439-9619



**Judy Fry**  
Realtor  
570-787-0117



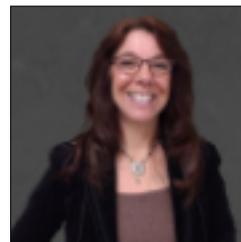
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570-766-1183



**Kim Case**  
Realtor  
570-404-0794



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



**Lory Albin**  
Realtor  
570-916-0897



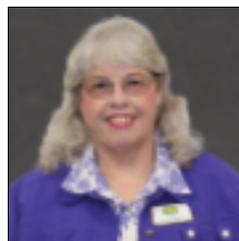
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Assoc. Broker  
570-772-3778



**Sherry Whitney**  
Realtor  
570-439-5478



**Sonja Spencer**  
Realtor  
570-4004-8006



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



**Teri Doud**  
Realtor  
814-203-8416



# Invest In Your Future With A Professional



*Laurel Behr*  
REALTOR



**C: 570-439-2882**

**O: 570-723-1600**

laurelbehr@howardhanna.com

### 320 Hickox Rd, Genesee



**MLS#31716430...\$289,000**  
**4 BD, 2 BA ~ 4.30 Acres**

Opportunity is knocking!  
2 homes! Complete the new construction as you desire! 3 bedroom 2 baths with an open floor plan on full basement that can be finished, with attached 2 car garage and a bonus room! Windows and garage door already to be installed! The farmhouse has 4 bedrooms, 2 baths, large living room with tongue and groove, dining room, kitchen and attached garage. 4+acres in Genesee PA, Potter County. Atv road friendly.

### 536 Annas Rd, Wellsboro



**MLS#31716472...\$315,000**  
**3 BD, 2 BA ~ 9.08 Acres**

A gem waiting to be discovered! 3-4 bedroom RANCH HOME with so much character and charm! Sitting on 9+/- mostly wooded acres with a pond. Plus 20'x80' Commercial Garage across the road offering plenty of room for equipment and storage! Extra Bonus...State Forest & Game Lands close proximity. Located between Morris and Wellsboro. sqft p/crt records.

### 952 Wood Rd, Mansfield



**MLS#31716517...\$334,000**  
**3 BD, 2 BA ~ 12.69 Acres**

Delightfully renovated 2 story farmhouse welcomes you home! Restoration work behind the scene has been a labor of love to make this farmhouse shine again. The exterior painting is already scheduled, so the outside will sparkle too! Hunting, farming, and homesteading on the 12.69 +/- acres mix of rolling farm fields & woods plus a pond! OGM's convey. 2 story bank barn boasting tons of space for all your farm equipment or other creative ideas! Sqft p/crt recds.

**33 Miller Lane, Austin**



**MLS#31714239**  
**\$75,000**

4 BD, 1 BA  
0.45 Acres

**1154 East Second Street, Coudersport**



**MLS#31714400**  
**\$159,000**

4 BD, Multiple BA  
0.54 Acres

**223 West Main Street, Galeton**



**MLS#31714461**  
**\$72,500**

4 BD, 1 BA  
0.25 Acres

**19 Kline Road, Galeton**



**MLS#31715688**  
**\$150,000**

3 BD, 1.5 BA  
0.50 Acres

**711 Bells Run, Shinglehouse**



**MLS#31715835**  
**\$59,900**

2 BD, 1 BA  
1.07 Acres

**3 Poplar Avenue, Galeton**



**MLS#31715854**  
**\$59,000**

4 BD, 1 BA  
0.12 Acres

**238 Academy Street, Genesee**



**MLS#31715913**  
**\$124,900**

3 BD, 2 BA  
0.20 Acres

**410 Vine Street, Coudersport**



**MLS#31715914**  
**\$129,900**

4 BD, 1.5 BA  
0.12 Acres

**21 Mina Road, Coudersport**



**MLS#31715922**  
**\$169,900**

4 BD, 2.5 BA  
2.33 Acres

**228 Eagle View Lane, Westfield**



**MLS#31715930**  
**\$185,000**

0 BD, 0 BA  
3.29 Acres

**1407 Germania Road, Galeton**



**MLS#31716439**  
**\$254,900**

3 BD, 1 BA  
1.00 Acres

**37 Moonwalk Lane, Wellsboro**



**MLS#31715993**  
**\$46,000**

2 BD, 2 BA  
812 SqFt

**4571 Rich Valley Road, Emporium**



**MLS#31716010**  
**\$45,000**

2 BD, 1.5 BA  
1.00 Acres

**4575 Rich Valley Road, Emporium**



**MLS#31716011**  
**\$25,000**

2 BD, 1 BA  
1.50 Acres

**288 Tennessee Road, Coudersport**



**MLS#31716128**  
**\$220,000**

4 BD, 1 BA  
6.13 Acres

**430 Arnold Ave, Port Allegany**



**MLS#31716140**  
**\$104,900**

2 BD, 1 BA  
0.20 Acres

**509 North Hollow Road, Coudersport**



**MLS#31716164**  
**\$460,000**

3 BD, 2 BA  
24.00 Acres

**182 N. Hollow Heights, Coudersport**



**MLS#31716184**  
**\$310,000**

3 BD, 2.5 BA  
5.00 Acres

**405 S. Main Street, Coudersport**



**MLS#31716238**  
**\$165,000**

3 BD, 1.5 BA  
0.20 Acres

**447 Scoville Hill Road, Genesee**



**MLS#31716295**  
**\$445,000**

4 BD, 2 BA  
94.86 Acres

**2292 Sartwell Creek Road, Port Allegany**



**MLS#31716309**  
**\$260,000**

4 BD, 2 BA  
1.96 Acres

**112 Pleasant Ave, Coudersport**



**MLS#31716322**  
**\$74,900**

4 BD, 1.5 BA  
0.20 Acres

**23 Avenue B, Coudersport**



**MLS#31716324**  
**\$99,000**

3 BD, 1.5 BA  
0.23 Acres

**143 Leadville Hollow Road, Genesee**



**MLS#31716337**  
**\$51,000**

2 BD, 1 BA  
0.69 Acres

**708 Ross Street, Coudersport**



**MLS#31716369**  
**\$169,900**

3 BD, 1.5 BA  
0.16 Acres

**45 Miller Lane, Austin**



**MLS#31716376**  
**\$169,900**

3 BD, 2 BA  
1.89 Acres

**111 Bluebird Lane, Coudersport**



**MLS#31716415**  
**\$234,900**

2 BD, 1 BA  
22.10 Acres

**242 Route 6 West, Coudersport**



**MLS#31716431**  
**\$270,000**

4 BD, 2 BA  
0.56 Acres

**1034 US Route 6, Coudersport**



**MLS#31716462**  
**\$395,000**

5 BD, 4.5 BA  
61.44 Acres

**210 Ross Glen Road, Coudersport**



**MLS#31715671**  
**\$600,000**

8 BD, 9 BA  
7.27 Acres

## Multi Unit

### 410 Vine Street, Coudersport



**MLS#31713537**  
**\$129,900**

2 Units  
0.12 Acres

### 138 Joe West Road, Middlebury Center



**MLS#31716362**  
**\$189,900**

2 Units  
3.39 Acres

## NEW LISTINGS

1036 Prospect Hill Rd, Smethport	\$400,000	2 BD, 1.5 BA	10.00 Acres	MLS#R31716818
1918 US 6, Gaines	\$29,000	2 BD, 1 BA	0.06 Acres	MLS#31716816
1895 US Route 6 W, Roulette	\$135,000	2 BD, 1.5 BA	21.60 Acres	MLS#31716814
0 Academy Hill Rd, Coudersport	\$15,000		2.69 Acres	MLS#31716813
00 Windfall Road, Genesee	\$535,500		153.00 Acres	MLS#31716807
24 Elk Street, Coudersport	\$65,900	3 BD, 1 BA	0.22 Acres	MLS#31716792
787 N. Main Street, Coudersport	\$59,000	3 BD, 1 BA	0.00 Acres	MLS#31716734
00 Summit Road, Coudersport	\$35,000		2.23 Acres	MLS#31716726
102 N. Main Street, Coudersport	\$250,000	3 Units	0.00 Acres	MLS#31716671
Lot 2 Back Road, Coudersport	\$32,900		3.18 Acres	MLS#31716659
Lot 1 Back Road, Coudersport	\$24,900		2.67 Acres	MLS#31716658
805 S. East Street, Coudersport	\$132,900	4 BD, 2 BA	0.37 Acres	MLS#31716562
1502 St. Rt 44 North, Coudersport	\$549,900	3 BD, 2 BA	11.75 Acres	MLS#31716520
46 Pleasant View Drive, Ulysses	\$225,000	5 BD, 3 BA	1.10 Acres	MLS#31716506

**\*\* CALL TODAY FOR MORE INFORMATION \*\* 814-260-1464**



**Teena Mountz, Realtor**  
PA Lic# RS193150L

Call/Text: 570-916-6564  
teenamountz@howardhanna.com



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Prior to becoming a realtor I was a self employed contractor for 35 years. Hard work, honesty, and a strong work ethic is what I know.  
*Trust me to guide you with your next real estate venture.*

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## Farm & Land Listings

00 Route 349 (Long Run Road), Gaines	\$74,999	6.94 Acres	MLS#31715524
43 Pleasant Drive, Austin	\$49,900	0.75 Acres	MLS#31715722
441 Butler Road, Sabinsville	\$145,000	7.31 Acres	MLS#31715737
00 Cherry Tree Lane, Coudersport	\$25,000	1.65 Acres	MLS#31715843
0 Route 6, Port Allegany	\$132,500	39.05 Acres	MLS#31715931
0 Forks Road, Ulysses	\$99,900	10.51 Acres	MLS#31716021
00 Tyoga Road, Galeton	\$69,000	6.90 Acres	MLS#31716158
00 Germania Road, Galeton	\$765,000	76.21 Acres	MLS#31716319
00 Troupe Road, Coudersport	\$19,000	0.25 Acres	MLS#31716361

HELLO   
*Summer*



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IS REALLY HEATING UP!!!



**PENNY S. BARR**

Real Estate Salesperson

PA Lic# RS345032

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814-260-1464

[pennybarr@howardhanna.com](mailto:pennybarr@howardhanna.com)

# Coudersport Office Agents



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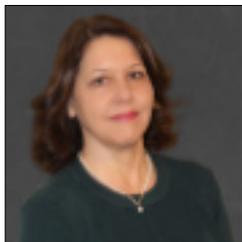


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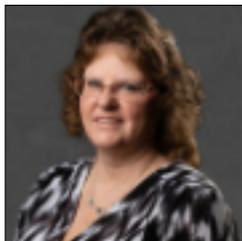
**Mary Jo Melton**  
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607-765-2694

**Cindy Boardman**  
Realtor  
814-655-6011



**David Koch**  
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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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[hrp.crosswinddrone.com/online/mobile.html](http://hrp.crosswinddrone.com/online/mobile.html)



# 2630 Eleven Mile Road, Shinglehouse

Professionals

MLS#R1459167

\$159,900

2 BD, 1 BA

0.91 Acres



Well maintained ranch home located in the country with many improvements! Cathedral post beam design with blending trim work and matching six panel solid doors. The kitchen has numerous cabinets with all appliances included in the sale. There is also a large pantry cabinet. French doors that enter onto the rear patio for privacy and relaxation. There is a great room where the washer/dryer are located w/so much potential for additional living quarters or garage. New roof/siding, new front door with stone access and more. Water well and septic system. Home is heated by HWBB with 3 zones. 200 amp circuit breaker.

# 102 Katherine Street, Port Allegany



MLS#R1461928

\$174,900

3 BD, 2 BA

0.84 Acres

Professionals

Ranch style home on a large lot has nice sized bedrooms and a full bathroom. With the elegance of the brick fireplace, there are two electric log inserts back to back - one in kitchen and the other one in the living room, which sets off the new oak mantel in the living room. Many new improvements including a new boiler, new on demand tankless water heater, new electric stove top, and more. Attached garage, blacktop driveway, two sheds!  
There is fencing with gate in the rear for pets.



## NEW LISTINGS

00 Coons Crossing, Shinglehouse	\$375,000		75.00 Acres	MLS#R1470477
211 Fogel Crossing Rd, Port Allegany	\$299,000	3 BD, 2 BA	11.43 Acres	MLS#R1479968
23899 Route 6, Port Allegany	\$219,000	4 BD, 2.5 BA	31.08 Acres	MLS#R1477082
600 N. Main Street, Port Allegany	\$189,500	4 BD, 1.5 BA	0.40 Acres	MLS#R1477086
105 N. Main Street, Coudersport	\$159,000	3 Units	0.05 Acres	MLS#R1471714
168 Main Street, Eldred	\$89,900	2 Stories	0.18 Acres	MLS#R1473767
14154 Wilcox Clermont Rd, Smethport	\$44,900	4 BD, 2 BA	0.42 Acres	MLS#R1479093
1562 Mccrea, Eldred	\$309,000	3 BD, 2 BA	2.75 Acres	MLS#R1470632
9 West Willow, Smethport	\$229,000	3 BD, 1.5 BA	1,200 SqFt	MLS#R1470505
000 Bordell Road, Smethport	\$199,000	3 BD, 1 BA	2.00 Acres	MLS#R1468488
421 E. Arnold Avenue, Port Allegany	\$149,000	2 BD, 1 BA	0.91 Acres	MLS#R1468059
401 E. King Street, Smethport	\$115,000	3 BD, 1 BA	0.27 Acres	MLS#R1467962
85 Church Street, Port Allegany	\$54,000	3 BD, 2 BA	0.40 Acres	MLS#R1466862
207 Broad Street, Port Allegany	\$54,900	2 Stories	0.17 Acres	MLS#R1467343

**\*\*CALL TODAY FOR MORE INFO 814-887-7772\*\***

**703 South East Street, Coudersport**



**MLS#R1456926**  
**\$164,900**  
  
2 BD, 1.5 BA  
0.19 Acres

**13867 Route 6, Smethport**



**MLS#R1466859**  
**\$129,900**  
  
4 BD, 1 BA  
0.86 Acres

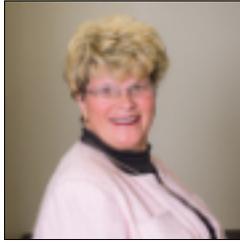


**Farm & Land Listings**

- |                                |          |            |              |
|--------------------------------|----------|------------|--------------|
| 00 West Main Street, Smethport | \$37,500 | 0.15 Acres | MLS#R1422733 |
| 00 West Main Street, Smethport | \$34,500 | 0.13 Acres | MLS#R1422730 |



# Smethport Office Agents



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



**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**



## 94 Massachusetts Avenue, James City

Professionals

MLS#R1459247

\$89,900

3 BD, 1.5 BA

0.17 Acres



Spacious 2 Story Home within a few miles of Knox & Kane Rail Trail. Large Kitchen has a breakfast bar separating the Kitchen and Dining room. Lots of room to relax and watch TV in the Living room. The extra room on the first floor could be a first floor Bedroom. Updated windows throughout the home. 3 Bedrooms on the second floor and Full Bath. 1 Bedroom has cedar lined closet. If you're looking for additional living space, there's room on the 3rd floor. Large open front porch to enjoy the warm days and nights.

## 82 Massachusetts Avenue, James City



Professionals

MLS#R1459250

\$55,000

3 BD, 1 BA

0.17 Acres

WITH A LITTLE ELBOW GREASE, YOU CAN MAKE THIS HOME SHINE! The enclosed front porch offers a perfect place for enjoying the warm weather. The living room, dining room, and breakfast area all have hardwood floors. Knotty pine ceiling in the Kitchen. The breakfast area has a large picture window overlooking the backyard. Full Basement with outside access has a workshop and laundry area. Attic with pull down steps for storage. The back alley allows access to the backyard and off street parking.



## 514 Park Avenue, Kane

Professionals

MLS# R1458842

\$39,500

3 BD, 1 BA

0.29 Acres



2 STORY HOME WITH .29 ACRE - The first floor has Kitchen, Dining room, and Living room. Bedrooms and Full Bath on the second floor. There are 2 gas wall heaters. Gas hot water tank approx. 3 years old. Newer roof. Full Basement. Off street parking.



**5 Mill Lane Ludlow, PA 16333**

COMMERCIAL BUILDING WITH ACREAGE -  
 NUMEROUS COMMERCIAL POSSIBILITIES -  
 Reconditioned 60' x 100' STEEL BUILDING WITH 16-  
 ACRES JUST OFF ROUTE 6 - Insulated steel building  
 with steel trusses and concrete floor. 16' overhead  
 door. 3 Phase Electric available. Community water  
 and public sewage available. Extra large parking area.  
 Pole shed keeps vehicles and equipment out of the  
 weather. New 50 ton bridge. Great machine shop or  
 welding location or many other options for use.

**MLS#R1437505...\$450,000**



**Professionals**

Listing Agent: **Debbie Rolick**

**C: 814-598-8515**  
**O: 814-837-8540**  
**debbierolick@howardhanna.com**




## NEW LISTINGS

24 Chestnut Street, Kane	\$176,000	3 BD, 2 BA	0.21 Acres	MLS#R1477052
221 Township Line Road, Kane	\$139,500	2 BD, 1 BA	1.00 Acres	MLS#R1478964
329 Greeves Street, Kane	\$109,000	4 BD, 2.5 BA	0.24 Acres	MLS#R1471846
2674 Campbelltown Road, Kane	\$60,000		1.00 Acres	MLS#R1474807
24 & 20 Oberg Ave, Mount Jewett	\$35,000		1.00 Acres	MLS#R1476968
2 Laurel Avenue, Kane	\$30,000		1.25 Acres	MLS#R1472003
151 Hickory Lane, Kane	\$28,500		0.18 Acres	MLS#R1475878
5246 Sackett Road, Kane	\$95,000	2 BD, 1 BA	1.02 Acres	MLS#R1469444

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**THERE'S STILL TIME TO BUY A  
 NEW HOME THIS SUMMER!**



# 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**

# All Commercial Properties

## 1154 East Second Street, Coudersport



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

1 Unit  
3,168 SqFt

Located on busy Route 6, this property is zoned commercial and one time has housed a multi-unit rental and a salon. Recently is was used as a 1-unit rental investment As a residential home, it has many rooms, bedrooms & baths. Storage is not an issue with several closets plus 2 large storage sheds.

## 3657 US Route West, Ulysses



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

1 Unit  
2,680 SqFt

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.

## 218 North Street, Ulysses



**MLS#31715790**  
**\$479,000**

54 Units  
9,632 SqFt

INVESTORS OR RETIREES! This property on 3.47 acres in Ulysses Borough includes a 3 bay high pressure carwash, Maytag equipped laundromat and 52 unit storage facility! There is additional acreage to expand this business or add another.

## 247 Route 6, Coudersport



**MLS#31715807**  
**\$475,000**

1 Unit  
0.38 Acres

This is an excellent opportunity to own a prosperous business or just the building. It currently has an inventory of quality furniture and accessories that can be included in the purchase.

## 251 Route 6 West, Coudersport



**MLS#31715964**  
**\$1,700,000**

3 Units  
12,213 SqFt

Here's your chance to own a popular well established business in Coudersport. Kaytee's Restaurant & Marketplace is well known for it's home cooking & friendly atmosphere. Many stop to enjoy family dining & shop at the garden center greenhouse to buy plants, mulch, feed, & produce.

## 30 Taylor Street, Troy



**MLS#31714361**  
**\$299,000**

3 Units  
7,657 SqFt

Large renovated commercial building on Rte 6 in town 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 N. 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.

**11490-98 Route 6, Wellsboro**



**MLS#31716457**  
**\$265,000**

5 Units  
1,920 SqFt

Nice income producing property. This sale will include the 2 BR rental property next door as well as the commercial building with 2 apartments above. Garage space in one side of building so could be used as a small engine repair, use as a storage unit for your own things and rent out the retail side.

**213 Main Street, Blossburg**



**MLS#31716316**  
**\$289,900**

5 Units  
4,088 SqFt

Great investment property! 213 Main St, is a 4-unit apartment house. 1-one bedroom and 3-two bedroom apartments. 116 Hannibal St is a single family, four bedroom, 1 bath home. All units have been steadily rented with very few vacancies.

**496 US 6 West, Coudersport**



**MLS#31716332**  
**\$389,000**

9 Units  
14,000 SqFt

**STORAGE, STORAGE, AND MORE STORAGE!!!**  
Plus office or other business opportunities.  
Was once a car dealership and has a service counter.  
Was also used as a kennel.

**86 South Main Street, Franklinville**



**MLS#R1466044**  
**\$299,900**

1 Unit  
3,066 SqFt

This in-use medical office building is ready for a new medical facility. This is a great commercial property with five exam rooms, 19 parking spaces (currently four handicap spaces), more than 3,000 square feet, and situated on the most traveled road in Franklinville.

**13 East Union Street, Allegany**



**MLS#R1462081**  
**\$199,900**

1 Storie  
9,654 SqFt

Great commercial property in the Village of Allegany. This building has over 8,000 square feet with four loading docks. The building is split into retail space, a warehouse, and spacious garages. There is also a fenced-in area for exterior storage

**1102 Looker Mountain, Rixford**



**MLS#R1446202**  
**\$94,900**

1 Storie  
1,920 SqFt.

Most every community, from the smallest village to the largest city, has a post office and here is an opportunity to be a part of that history with the purchase of this income producing Commercial Building with a full basement, loading dock and parking situated on 0.41 acres.

**133 Biddle Street, Kane**



**MLS#R1450342**  
**\$150,000**

2 Stories  
4,943 SqFt

Includes a beauty shop and 2 offices. The beauty shop which is currently leased has 3 main rooms plus a storage room and tanning area. The former doctor's office has 6 rooms total plus two 1/2 Baths and the former hearing aid office has 3 rooms plus one 1/2 Bath. The apartment is currently leased.



***Savor the last days  
of Summer***



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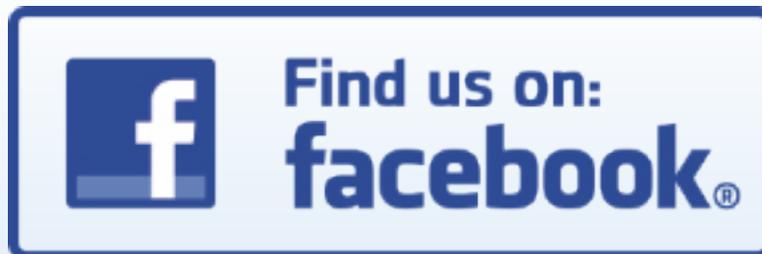
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Unlike any other real estate company, Howard Hanna stands behind the value of the properties we sell. The Howard Hanna 100% Money Back Guarantee helps you buy with confidence. If a Howard Hanna homebuyer of a guaranteed home listed by Howard Hanna 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.

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