



**Professionals**

**FREE**

Sept - Nov 2023

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



*See page 18 for more  
info on this property!*

*Home Happens Here*

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



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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**



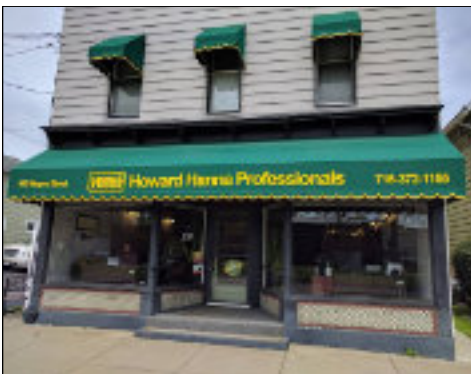
30 S Fraley Street  
Kane, PA 16735  
**814-837-8540**



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**

*Hello Friends!*

Welcome to the newest edition of our magazine featuring the best properties in the area. Changes are everywhere – the seasons are shifting, school is back in session, and our offices in Warren and Bradford changed their locations. Are you ready for a change? Perhaps you'd like to downsize, find a different view or expand your horizons with a business venture. 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.

We offer multiple tools to our buyers and sellers including the 100% Money Back Guarantee, Real Scout, & HSA Home Warranties. In addition, our network of Howard Hanna agents and inventory spans thirteen states. One of our newest changes is the addition of Hanna Home Concierge. It's a full-service homeowner platform providing a personal assistant to help with moving and home management needs.

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 season to another, we hope that you'll reach out to Howard Hanna Professionals to assist you with whatever real estate change is in your future.

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**


**0 Church Street, Ludlow**



**MLS#13072**  
**\$27,000**

Workshop/Garage  
 0.11 Acres

**122 Walnut Street, Warren**



**MLS#13090**  
**\$79,900**

3 BD, 1 BA  
 0.25 Acres

**0 Hazeltine Hollow Road, Sugar Grove**



**MLS#12777**  
**\$99,500**

**LAND LISTING**  
 41.00 Acres

**7 First Street, Tidioute**



**MLS#13099**  
**\$149,900**

3 BD, 2 BA  
 0.50 Acres

# NEW LISTINGS

5459 Tidioute Creek Road, Tidioute	\$51,500	1 BD, 0 BA	0.14 Acres	MLS#13181
7 Mead Street, Warren	\$126,000	4 BD, 1.5 BA	0.28 Acres	MLS#13159
471 Brown Hill Road, Youngsville	\$129,500	2 BD, 1 BA	1.00 Acres	MLS#13147
4 Beckwith Drive, Russell	\$199,900	3 BD, 1 BA	0.59 Acres	MLS#13230
766 Cider Mill Hill Road, Russell	\$239,000	3 BD, 2 BA	0.57 Acres	MLS#13185
22 Nineth Street, Youngsville	\$279,000	4 BD, BA	1.03 Acres	MLS#13188
29 Williams Street, Russell	\$275,000	3 BD, 2 BA	0.50 Acres	MLS#13140

**GRAND OPENING**  
 CELEBRATION

Howards Hanna Professionals Warren  
 4234 Market Street - Wednesday Sept. 13, 2023

**FOOD TRUCKS**

**11:30 AM - 7:00 PM**

Meet your local Warren County agents and tour our new location!



*Check out our*

# **NEW LOCATION**

4234 Market Street

Warren, PA 16365

**(814) 726-2000**



**Professionals**

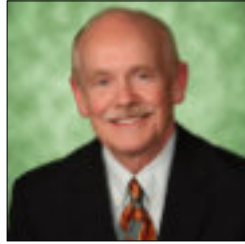
We won't just find you a home, we will be there every step of the way.

*Call Howard Hanna Professionals Warren Today!*

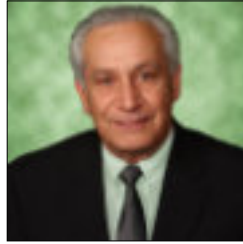
# Warren Office Agents



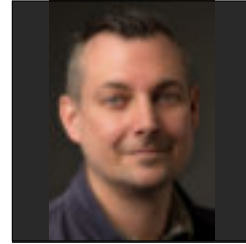
**Jerry Come**  
Realtor  
814-730-8901



**Jerry Howgard**  
Realtor  
814-730-7840



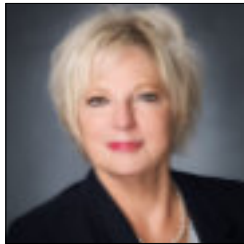
**John Natale Jr.**  
Realtor/Appraiser  
814-563-7637



**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**



**350 E. River Street, Elkland**



**MLS#31716282...\$254,900**  
3 BD, 2 BA ~ 1.94 Acres

**84 S. Academy Street, Mansfield**



**MLS#31716411...\$189,900**  
3 BD, 2 BA ~ 0.22 Acres

**320 Hickox Road, Genesee**



**MLS#31716430...\$289,000**  
2 Homes ~ 4.30 Acres

**119 Pine Street, Blossburg**



**MLS#31716571...\$135,000**  
4 BD, 1 BA ~ 1.25 Acres

**113 Hawk Hill Lane, Westfield**



**MLS#31716573...\$450,000**  
3 BD, 2 BA ~ 16.60 Acres

**2361 St. Route 607, Austin**



**MLS#31716656...\$159,900**  
1 BD, 1 BA ~ 4.59 Acres

**18435 Route 6, Mansfield**



**MLS#31716740...\$299,000**  
5 BD, 2.5 BA ~ 2.00 Acres

**27 W. Hill Road, Covington**



**MLS#31716763...\$85,000**  
1 BD, 3 BA ~ 0.07 Acres

**2844 Stony Fork Road, Wellsboro**



**MLS#31716776...\$64,900**  
1.26 Acres


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Interested in any of these Properties?  
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**143 Potter Brook Road, Westfield**



**MLS#31716788...\$294,900**  
4 BD, 1.5 BA ~ 14.00 Acres

**188 Valley View Estates, Wellsboro**



**MLS#31716828...\$324,900**  
3 BD, 2 BA ~ 10.19 Acres

**8 E. Delmar Meadows, Wellsboro**



**MLS#31716838...\$74,900**  
3 BD, 2 BA ~ 1,080 SqFt.

**421 North Street, Ulysses**



**MLS#31716887...\$149,000**  
5 BD, 1.5 BA ~ 0.34 Acres

**11 Rush Creek Lane, Ulysses**



**MLS#31716943...\$51,225**  
3 BD, 2 BA ~ 1,216 SqFt.

**7 E. Delmar Meadows, Wellsboro**



**MLS#31716976...\$45,000**  
2 BD, 2 BA ~ 1,008 SqFt.



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

**Call/Text: 570-772-3778**  
sandrastevens@howardhanna.com

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

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

**CALL ME TODAY**

## NEW LISTINGS

1799 Jennings Road, Millerton	\$498,500	4 BD, 1.25 BA	51.01 Acres	MLS#31717441
1249 Jenkins Road, Mansfield	\$239,900	4 BD, 2 BA	4.30 Acres	MLS#31717435
31 East Street, Wellsboro	\$65,000	3 BD, 2 BA	0.17 Acres	MLS#31717412
8737 Leetonia Road, Gaines	\$182,500	3 BD, 2 BA	7.05 Acres	MLS#31717381
32 East Main Street, Galetton	\$125,000	2 Units	0.11 Acres	MLS#31717371
14 Grant Drive, Galetton	\$135,000	2 BD, 1 BA	0.50 Acres	MLS#31717349
15 Bingham Center Road, Genesee	\$95,000	3 BD, 2 BA	0.50 Acres	MLS#31717334
526 Station Road, Lawrenceville	\$139,995	3 BD, 1 BA	1.14 Acres	MLS#31717329
7 Ryon Circle, Lawrenceville	\$180,000	2 BD, 2 BA	0.33 Acres	MLS#31717328
0 Pickle Hill Road, Mansfield	\$120,000		2.16 Acres	MLS#31717314
00 Pickle Hill Road, Mansfield	\$95,000		4.06 Acres	MLS#31717307
64 West Ave, Wellsboro	\$225,000	3 BD, 1 BA	0.41 Acres	MLS#31717304
1803 Route 549, Mansfield	\$328,500	2 BD, 1 BA	15.32 Acres	MLS#31717264
29 Brookside Lane, Mansfield	\$64,900	3 BD, 2 BA	0.00 Acres	MLS#31717263
966 Fry Road, Sabinsville	\$399,000	3 BD, 2 BA	88.00 Acres	MLS#31717191
7088 Route 549, Millerton	\$259,900	5 Units	1.02 Acres	MLS#31717187
4291 Route 6 West, Ulysses	\$125,000	1 BD, 1 BA	1.00 Acres	MLS#31717150
4253 Route 6 West, Ulysses	\$175,000	2 BD, 1 BA	1.00 Acres	MLS#31717149
00 Canton Street, Troy	\$179,000		1.33 Acres	MLS#31717046
320-340 Elmira Street, Troy	\$118,000		0.57 Acres	MLS#31717045
150 Taylor Ave, Troy	\$124,900	2 Units	0.17 Acres	MLS#31717044
22 McInroy Street, Wellsboro	\$229,900	3 BD, 2 BA	0.21 Acres	MLS#31717043
5 Creek Side Lane, Galetton	\$549,000	3 BD, 2 BA	6.22 Acres	MLS#31717040
762 Mann Creek Hill Road, Tioga	\$274,900	3 BD, 4 BA	2.13 Acres	MLS#31717021
58 E. Elmira Street, Mansfield	\$228,000	4 BD, 2 BA	0.14 Acres	MLS#31717229

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# What If The Hokey-Pokey is REALLY what it's all about?



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**Carol Hoke**

Cell: 570-439-0997

Office: 570-723-1600

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# Wondering what your home is worth?



Professionals

# Farm & Land Listings

0 Buena Vista Street, Wellsboro	\$49,900	2.55 Acres	MLS#31716115
224 Pattison Ave Extension, Elkland	\$19,900	0.42 Acres	MLS#31716421
2844 Stony Fork Road, Wellsboro	\$64,900	1.26 Acres	MLS#31716744
Lot 28 Hillcrest Circle, Wellsboro	\$48,000	2.99 Acres	MLS#31716784



## For all your Real Estate Settlement Needs



*Serving Tioga, Potter & the surrounding Pennsylvania Counties*

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**

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



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

Leaves Are Falling  
Autumn Is Calling



Meet Our Administrative Team

Elizabeth Hines, Kimberly Smith, Madisynn Burpoe



## 113 Hawk Hill Lane, Westfield

16.6 beautiful, rolling acres provide fabulous views of the Little Marsh Valley and opposing mountains! 3 bedroom, 2 bath, log home with full walk out partially finished basement. First floor bedroom and bath. This is a fantastic property which gives plenty of seclusion but not far out of town. Superior wall foundation and emergency hook up for a generator. You can see for miles from the decks. New Roof installed less than one year ago!

*Perfect location and a must see...call for your appointment today!*



**Sandra Stevens**

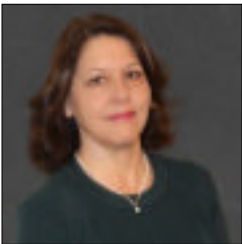
Associate Broker  
570-772-3778  
thad@penn.com

# 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



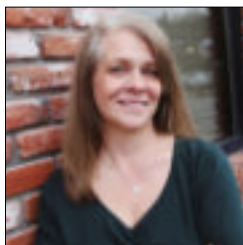
**Carolyn Straniere**  
Realtor  
570-439-9619



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



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



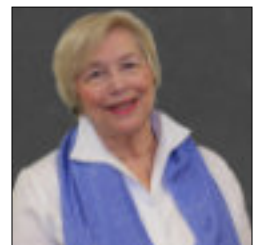
**Kim Case**  
Realtor  
570-404-0794



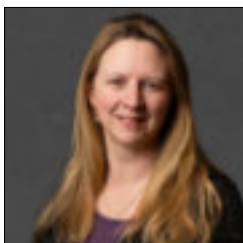
**Laurel Behr**  
Realtor  
570-439-2882



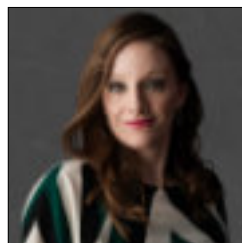
**Lory Albin**  
Realtor  
570-916-0897



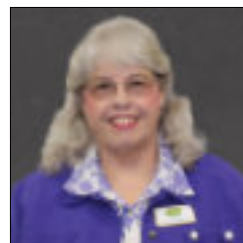
**Sandy Stevens**  
Assoc. Broker  
570-772-3778



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




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



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



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



Ask your Local Howard  
Hanna Professionals Agent  
for more information.



NORTHERN PA SETTLEMENT

**224 Brookland Road, Coudersport**



**MLS#31714141**  
**\$375,000**

3 BD, 2 BA  
84.00 Acres

**3 Poplar Avenue, Galeton**



**MLS#31715854**  
**\$45,000**

4 BD, 1 BA  
0.12 Acres

**238 Academy Street, Genesee**



**MLS#31715913**  
**\$109,900**

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**  
**\$179,900**

0 BD, 0 BA  
3.29 Acres

**447 Scoville Hill Road, Genesee**



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

4 BD, 2 BA  
94.86 Acres

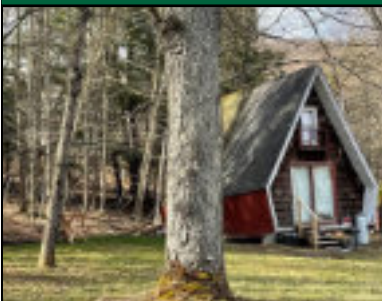
**23 Avenue B, Coudersport**



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

3 BD, 1.5 BA  
0.23 Acres

**143 Leadville Hollow Road, Genesee**



**MLS#31716337**  
**\$33,500**

2 BD, 1 BA  
0.69 Acres

**242 Route 6 West, Coudersport**



**MLS#31716431**  
**\$235,000**

4 BD, 2 BA  
0.56 Acres



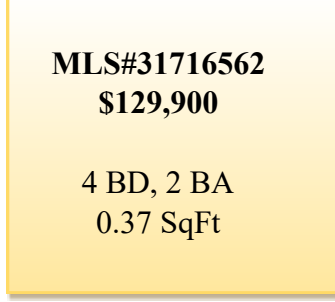
**1502 State Route 44 North, Coudersport**



**MLS#31716520**  
**\$549,900**

3 BD, 2 BA  
11.75 Acres

**805 South East Street, Coudersport**



**MLS#31716562**  
**\$129,900**

4 BD, 2 BA  
0.37 SqFt

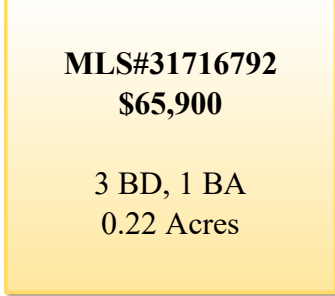
**4571 Rich Valley Road, Emporium**



**MLS#31716734**  
**\$59,000**

3 BD, 1 BA  
3,460 SqFt.

**24 Elk Street, Coudersport**



**MLS#31716792**  
**\$65,900**

3 BD, 1 BA  
0.22 Acres

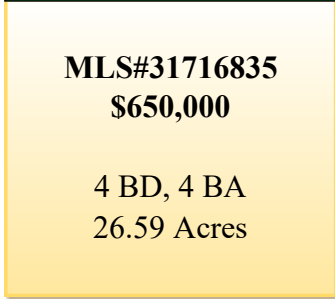
**1036 Prospect Hill Road, Smethport**



**MLS#31716818**  
**\$400,000**

2 BD, 1.5 BA  
10.00 Acres

**20 Russell Drive, Coudersport**



**MLS#31716835**  
**\$650,000**

4 BD, 4 BA  
26.59 Acres

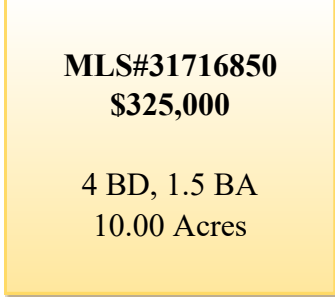
**454 Burrows Road, Coudersport**



**MLS#31716841**  
**\$215,000**

3 BD, 2 BA  
3.10 Acres

**452 Kim Hill Road, Roulette**



**MLS#31716850**  
**\$325,000**

4 BD, 1.5 BA  
10.00 Acres

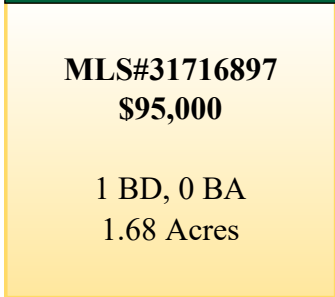
**530 East Second Street, Coudersport**



**MLS#31716860**  
**\$125,000**

4 BD, 1 BA  
2.00 Acres

**482 Clara Road, Shinglehouse**



**MLS#31716897**  
**\$95,000**

1 BD, 0 BA  
1.68 Acres

218 A Frame Road, Coudersport



**MLS#31716953**  
**\$675,000**

5 BD, 3.5 BA  
21.78 Acres

210 Ross Glen Road, Coudersport



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

8 BD, 9 BA  
7.27 Acres

202 Steer Brook Road, Coudersport



**MLS#31716996**  
**\$364,500**

3 BD, 1.5 BA  
1.12 Acres

152 Dingman Run Road, Coudersport



**MLS#31716995**  
**\$299,000**

2 BD, 2 BA  
2.25 Acres



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## Multi Unit

805 S. East Street, Coudersport



MLS#31713938...\$129,900  
2 Units ~ 0.37 Acres

138 Joe West Rd, Middlebury Center



MLS#31716362...\$189,900  
2 Units ~ 3.39 Acres

410 Vine Street, Coudersport



MLS#31713537...\$129,900  
2 Units ~ 0.12 SqFt.

## NEW LISTINGS

6 Old School House Lane, Austin	\$35,000	0 BD, 0 BA	0.25 Acres	MLS#31717451
7 Lodge Lane, Ulysses	\$82,000	2 BD, 1 BA	1.26 Acres	MLS#31717431
4363 Loucks Mill Road, Ulysses	\$159,500	2 BD, 1 BA	7.63 Acres	MLS#31717430
53 Creekside Drive, Roulette	\$10,000	2 BD, 1 BA	0.00 Acres	MLS#31717423
101 West Main Street, Harrison Valley	\$225,000	1 Unit	0.61 Acres	MLS#31717418
1187 Doyle Hollow Road, Port Allegany	\$499,000	3 BD, 2.5 BA	30.00 Acres	MLS#31717405
149 N. Brooklynside Road, Port Allegany	\$87,500	3 BD, 1 BA	0.99 Acres	MLS#31717387
158 Billy Lewis Road, Coudersport	68,000	2 BD, 1 BA	1.08 Acres	MLS#31717385
3409 Loucks Mills Road, Ulysses	\$140,000	1 BD, 1 BA	2.00 Acres	MLS#31717368
2097 Laurel Heights Road, Port Allegany	\$350,000	3 BD, 2 BA	1.60 Acres	MLS#31717356
98 Stimaker Road, Coudersport	\$290,000	3 BD, 2 BA	3.23 Acres	MLS#31717289
2063 Dogtown Road, Genesee	\$38,000	1 BD, .5 BA	1.00 Acres	MLS#31717196
1874 Kinney Road, Genesee	\$895,000	5 BD, 3 BA	63.18 Acres	MLS#31717184
104 Dogtown Road, Genesee	\$139,900	4 BD, 2 BA	1.06 Acres	MLS#31717145
101 North West Street, Coudersport	\$215,000	4 BD, 1.5 BA	0.55 Acres	MLS#31717116
60 Pine Street, Galeton	\$142,000	4 BD, 2 BA	0.25 Acres	MLS#31717065
337 Prospect Street, Troy	\$240,000	4 BD, 1.5 BA	1.80 Acres	MLS#31717082



Teena Mountz, Realtor  
PA Lic# RS193150L

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



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**If you think it's expensive to hire a Professional, wait till you hire an amateur!**



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.*

If you're looking for an honest, approachable, full time agent that will return your calls and will do the best for you, then I'm the one to call.



**CALL ME TODAY!!!**

**Dave Koch, Realtor**

**717-278-3129**



336 Rte. 6 W. Suite 3  
 Coudersport, PA 16915

**814-260-1464**

[www.howardhannaprofessionals.com](http://www.howardhannaprofessionals.com)

## Farm & Land Listings

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 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	\$90,000	10.51 Acres	MLS#31716021
00 Germania Road, Galetton	\$765,000	76.21 Acres	MLS#31716319
00 Troupe Road, Coudersport	\$16,000	0.25 Acres	MLS#31716361
Lot 1 Back Road, Coudersport	\$24,900	2.67 Acres	MLS#31716658
Lot 2 Back Road, Coudersport	\$32,900	3.18 Acres	MLS#31716659
00 Windfall Road, Genesee	\$499,000	153.00 Acres	MLS#31716807
Lot 3 White Knoll Road, Ulysses	\$22,500	2.09 Acres	MLS#31716845
00 Niles Hill Road, Coudersport	\$35,000	5.98 Acres	MLS#31716849
Lot 3 Back Road, Coudersport	\$34,900	3.11 Acres	MLS#31716951
Lot 4 Back Road, Coudersport	\$34,900	2.87 Acres	MLS#31716952



# Coudersport Office Agents



**Professionals**

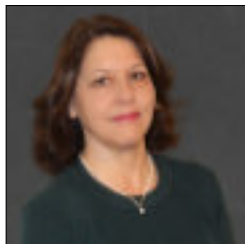


336 Rt. 6 W, Suite #3  
Coudersport, PA 16915

**814 260-1464**

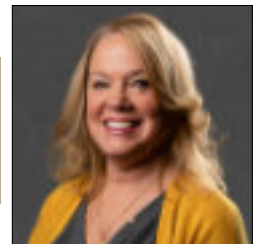
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Howard Hanna Professionals services the areas of Potter, McKean, Tioga Counties & the Southern Tier of New York.



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

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



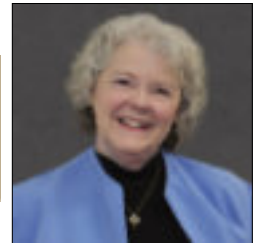
**David Koch**  
Realtor  
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**Gretchen Songster**  
Realtor  
716-307-3866



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

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



**Check out our E-Zine! It has properties, videos, 360 tours and attractions to the local area!**

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



# 1562 Mccrea Brook, Eldred

Professionals

MLS#R1470632

\$298,750

3 BD, 2 BA

2.75 Acres



“TUCKED AWAY IN A NATURAL SETTING”... is this A-Frame Home with expansive windows, a high pitched ceiling, and open loft-style floor plan. The unique design integrates the interior and exterior for entertaining. The wrap around deck with a hot tub is truly tranquil. The layout offers plenty of space with a family room, great room, dining area, home office and first floor master suite. In addition enjoy the modern stylish kitchen, well chosen appliances, breakfast counter and coffee bar. The unique build features a full finished walk out basement with game room, gathering space, laundry, bath and storage. With the benefit of natural gas the home has radiant floor heat, central heat and an outdoor wood burner. The windows are protected by hurricane shutters and your cleaning made easy with a central vacuum system.

# 23899 Route 6, Port Allegany



Professionals

MLS#R1477082

\$219,000

4 BD, 2.5 BA

31.08 Acres

The architecture of this 1945 vintage farmhouse located along historic Route 6 lends itself to both residential and commercial applications. Acreage, Timber, OGMs, barn and outbuildings, fenced and gated animal enclosure, highbush blueberry patch...all on this scenic property. The large family home, with an income producing guest apartment, features dual heating systems and hot water service. Utilities are procured by a well and septic system. A two car garage with a private exterior entrance to the apartment, stone driveway and blacktop parking pad provide great access. The first floor of the home is enlarged by an attached sunroom with an approach to the outdoor patio and barbeque area. A secondary driveway off Route 6 leads to an opportunity to recondition a golf driving range and develop a miniature golf course.



# 600 North Main Street, Port Allegany

Professionals

MLS#R1477086

\$189,500

4 BD, 1.5 BA

0.40 Acres



Prepare to move in and enjoy this redesigned home that blends parts of the historical era with a modern flair and the energy efficiency. The double corner lot provides room for your side-by-side, entertainment space, privacy and exterior storage. Attention to detail is reflected in the well manicured and landscaped green space. The exterior of the home, including the roof, porches, outbuildings, and trendy paint scheme have been refurbished. Replacement windows, high-efficiency gas furnace and central air conditioning add to the comfort. Once inside you will find your modern dream kitchen... with a little vintage vibe. A half bath and backyard access is a must when entertaining. Add a relaxing front porch and you'll be hosting all the gatherings! Easy care allergy free hardwood floors throughout the living and dining rooms and the four second floor bedrooms, along with the bonus of large closets

**300 Chestnut Street, Port Allegany**



**MLS#R1484138**

**\$109,900**

3 BD, 1.5 BA

1,600 SqFt.

**1 Oil Valley Road, Duke Center**



**MLS#R1483536**

**\$89,000**

3 BD, 2 BA

0.14 Acres

**NEW LISTINGS**

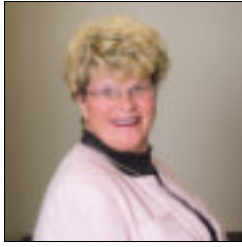
2752 Route 219, Kane	\$399,900	4 BD, 2.5 BA	21.34 Acres	MLS#R1499158
3475 Route 155, Port Allegany	\$284,900	2 Story	1.22 Acres	MLS#R1492763
82 Church Street, Port Allegany	\$229,000	4 BD, 2.5 BA	0.21 Acres	MLS#R1504286
33 East Willow Street, Smethport	\$224,900	3 BD, 1.5 BA	0.53 Acres	MLS#R1504284
402 East King Street, Smethport	\$175,000	4 BD, 1.5 BA	1.23 Acres	MLS#R1492751
0000 Comes Creek, Port Allegany	\$150,000	Lot/Land	46.91 Acres	MLS#R1504982
54 & 56 North Main Street, Port Allegany	\$129,000	2 Units	0.15 Acres	MLS#R1494711
1031 East Honeoye Street, Shinglehouse	\$120,900	3 BD, 1.5 BA	0.44 Acres	MLS#R1499715
68 Pearl Street, Port Allegany	\$118,000	5 BD, 2 BA	0.15 Acres	MLS#R1498359
1105 East Honeoye Street, Shinglehouse	\$99,900	2 BD, 1 BA	0.50 Acres	MLS#R1505756
168 Main Street, Eldred	\$64,000	4 BD, 1.5 BA	0.18 Acres	MLS#R1494797
152 Summer Street, Bradford	\$25,000	Lot/Land	0.11 Acres	MLS#R1501483
2410 Red Mill Road, Smethport	\$24,900	46.72 Acres	0.22 Acres	MLS#R1502948
2460 Prentisvale Road, Eldred	\$11,900	2 BD, 1 BA	1.00 Acres	MLS#R1504282
1102 Looker Mtn, Rixford	\$94,900	1 Story	1,920 SqFt	MLS#R1488270
00 Lot #18 & 19 Max Roys Dr, Port Allegany	\$39,900	1.22 Acres		MLS#R1489497
00 Lot #6, 16 & 17 Max Roys Dr, Port Allegany	\$39,900	1.88 Acres		MLS#R1489495
00 Lot #5 & 11 Max Roys Dr, Port Allegany	\$29,900	1.16 Acres		MLS#R1489490

**Farm & Land Listings**

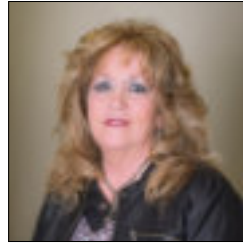
00 West Main Street, Smethport	\$37,500	0.15 Acres	MLS#R1422733
00 West Main Street, Smethport	\$34,500	0.13 Acres	MLS#R1422730



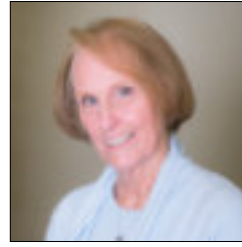
# Smethport Office Agents



**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**





Professionals

## 103 Spring Street, Johnsonburg

MLS#R1482454

\$115,000

2 BD, 1 BA

1.20 Acres



WELCOME HOME! Natural Stone 1 Story Home with Attached 1 car Garage and Carport offers the convenience of unloading your groceries by entering the home through the side door directly into the Kitchen. The Kitchen is compact with great cupboard space plus a pantry. The appliances include the refrigerator, electric range/oven with microwave, dishwasher, washer, and dryer. Large picture window in the Living/Dining room provides the perfect amount of natural lighting. No more going to the Basement to do your laundry with a 1st Floor Laundry room offering lots of closet space and built-in shelving. The 3 Season Room offers a panoramic view of the yard with windows on 3 sides of the room. The extra-large, level lot allows room for expansion. City water and sewage. Full Basement. Blacktop Driveway.

## 24 & 20 Oberge Avenue, Mount Jewett



Professionals

MLS#R1476968

\$35,000

1.00 Acres

### LAND LISTING

If you can't find the perfect home, why not build your own! This nicely landscaped, level lot in a peaceful neighborhood is well-manicured and APPROX. 1 ACRE. Electric on-site with access to gas, public water, and public sewer. The wooded area provides shelter from the sun on warm summer days and great for watching the birds and occasional passing deer.



Professionals

## 2674 Campbelltown Road, Kane

MLS# R1474807

\$60,000

1.00 Acres



### LAND LISTING

LAND WITH 2 GARAGES - Great place to park your camper and eliminate moving it from place to place. Metal Garage is 24' x 32' with insulation and interior wood walls and a cement floor. The Wood Garage is not finished on the interior and has a part cement and part dirt floor. Good hunting area. Well and septic on property. Electric available.



Professionals

# 135 Getaway Lane, Kane

MLS#R1484172

\$125,000

4.85 Acres



Quaint cabin on acreage bordering Allegany National Forest and within minutes of Red Bridge Area of Kinzua Dam. Open floor plan with full Bath on the first floor. The bedrooms on the second floor each have sliding glass doors and a balcony. Metal roof replaced in 2011. Woodstove keeps the entire cabin warm and comfortable. Electric hot water tank. Well water and septic. Perfect location for easy access to great hunting, fishing, hiking, and boating!

## NEW LISTINGS

3 East Main Street, Ludlow	\$499,000	6 BD, 2 BA	3.38 Acres	MLS#R1499449
4 Kinzua Lake Parkway, Mt. Jewett	\$135,000	2 BD, 1 BA	0.82 Acres	MLS#R1497212
94 Massachusetts Avenue, James City	\$89,900	3 BD, 1.5 BA	0.17 Acres	MLS#R1495278
333 Main Street, Hazel Hurst	\$70,000	3 BD, 1 BA	0.11 Acres	MLS#R1500451
172 Lawrence Street, Wilcox	\$10,000	Lot/Land	0.15 Acres	MLS#R1497558
1341 & 1345 Kushequa Avenue, Kane	\$150,000	3 BD, 1 BA	0.80 Acres	MLS#R1487864
9 South Park Avenue, Kane	\$105,000	3 BD, 1.5 BA	0.49 Acres	MLS#R1487861
2 Boyd Street, Mount Jewett	\$82,500	3 BD, 1.5 BA	0.09 Acres	MLS#R1490709
509 Chase Street, Kane	\$45,000	4 BD, 2 BA	0.14 Acres	MLS#R1487769
516 Hacker Street, Kane	\$45,000	3 BD, 2 BA	0.15 Acres	MLS#R1487767



# Kane Office



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

## Professionals

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.



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

**1290 South Avenue, Bradford**



**MLS#R1485594**  
**\$214,900**

3 BD, 2 BA  
1.25 Acres

**3275 W. Five Mile Road, Port Allegany**



**MLS#R1485021**  
**\$235,000**

3 BD, 1.5 BA  
1.33 Acres

**226 North 4th Street, Olean NY**



**MLS#R1483402**  
**\$224,900**

4 BD, 1.5 BA  
0.17 Acres

**1120 W. Henley Street, Olean NY**



**MLS#R1484930**  
**\$219,900**

5 BD, 1.5 BA  
0.17 Acres

**136 Jefferson Street, Cattaraugus NY**



**MLS#R1485648**  
**\$179,900**

4 BD, 2.5 BA  
0.52 Acres

**1607 Portville Obi Road, Portville NY**



**MLS#R1484115**  
**\$149,900**

4 BD, 1.5 BA  
0.55 Acres

**329 Prosser Road, Portville NY**



**MLS#R1478763**  
**\$129,000**

3 BD, 2 BA  
0.22 Acres

**104 North 17th Street, Olean NY**



**MLS#R1486486**  
**\$119,000**

4 BD, 1.5 BA  
0.10 Acres

**1505 W. Henley Street, Olean NY**



**MLS#R1486678**  
**\$79,900**

2 BD, 1.5 BA  
0.10 Acres

**9 South Street, Friendship NY**



**MLS#R1478486**  
**\$58,000**

3 BD, 1.5 BA  
0.12 Acres

1826 Avenue A, Olean NY		9 Red Oak Drive, Olean NY	
	<p><b>MLS#R1474618</b>  <b>\$38,900</b></p> <p>3 BD, 1 BA                  0.22 Acres</p>	<p><b>MLS#R1479958</b>  <b>\$69,900</b></p> <p><b><u>LAND LISTING</u></b>                  6.60 Acres</p>	
9112 Coon Hollow, Genesee		375 Route 219, Limestone NY	
	<p><b>MLS#R1481718</b>  <b>\$195,900</b></p> <p><b><u>CAMP</u></b>                  12.00 Acres</p>	<p><b>MLS#R1487101</b>  <b>\$49,900</b></p> <p><b><u>LAND LISTING</u></b>                  36.14 Acres</p>	

# NEW LISTINGS

40 Elm Street, Bradford	\$194,900	3 BD, 2.5 BA	0.09 Acres	MLS#R1491216
17 Chestnut Street, Bradford	\$149,900	2 Story	0.05 Acres	MLS#R1498117
41 Lawrence Avenue, Bradford	\$85,000	2 Unit	0.16 Acres	MLS#R1495950
332 East Main Street, Bradford	\$81,500	2 BD, 1.5 BA	0.68 Acres	MLS#R1506249
25 River Street, Bradford	\$56,500	5 BD, 2 BA	0.17 Acres	MLS#R1493093
143 Pleasant Street, Bradford	\$54,900	2 BD, 1 BA	0.06 Acres	MLS#R1502843
2342 Big Shanty Road, Lewis Run	\$49,900	2 BD, 1 BA	0.53 Acres	MLS#R1500231
139 North Center Street, Bradford	\$16,999	2 BD, 1 BA	0.04 Acres	MLS#R1491826
757 Lippert Hollow Road, Allegany NY	\$169,000	4 BD, 1.5 BA	0.90 Acres	MLS#R1489346
3021 NYS Route 417, Olean NY	\$129,000	3 BD, 1.5 BA	0.14 Acres	MLS#R1489367

# Bradford Office Agents



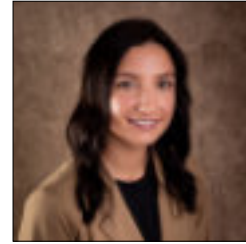
**Aaron Decker**  
Realtor  
716-378-8581



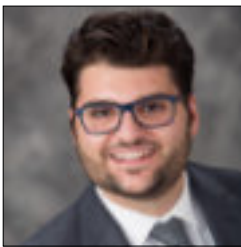
**Candy Smith**  
Realtor  
814-558-6611



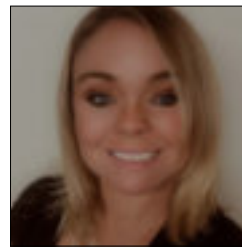
**John Dwailebe**  
Realtor  
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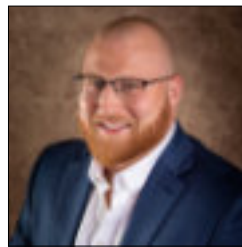
**Makenzie Hushon**  
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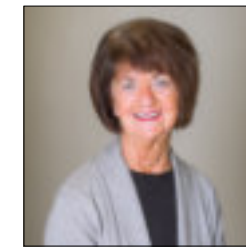
**Paul Pezzimenti**  
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**Regis Handley**  
Realtor  
716-307-9256



**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 ~**

# All Commercial Properties

## 133 Biddle Street, Kane



**MLS#R1485387**  
**\$135,000**

2 Story  
4,943 SqFt

3 COMMERCIAL SPACES PLUS 1 RESIDENTIAL APARTMENT AND PLENTY OF PARKING  
The commercial space includes 2 offices and the beauty shop which is currently leased and has 3 main rooms plus a storage room and tanning area.

## 5 Mill Lane, Ludlow



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

1 Story  
6,000 SqFt

NUMEROUS COMMERCIAL POSSIBILITIES in this Reconditioned 60' x 100' STEEL BUILDING WITH 16+ ACRES JUST OFF ROUTE 6. Insulated with steel trusses and concrete floor. 16' overhead door.

## 519 E. Second Street, Coudersport



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

2 Units  
2,024 SqFt

Great location for a business near UPMC Cole on RT 6 in Coudersport. Own half the Ladona Plaza which 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.

## 515 E. Main Street, Smethport



**MLS#R1387919**  
**\$139,000**

1 Story  
3,108 SqFt

Building can be used for many purposes but currently used for Stone Works. There is a large open showroom, office, drafting room and a full walk out basement. Insulated rubber roof. Concrete flooring, double pane windows.  
The business may also be available for

## 1491 N. Williamson Road, Covington



**MLS#31715920**  
**\$268,500**

1 Unit  
640 SqFt

8.29 acres and endless possibilities on old Rt 15 in Covington w/over 600 feet of road frontage! A 32x30 steel building with overhead, passthrough doors and large wood frame canopy included. All utilities are on the property, including natural gas.

## 496 US 6 West, Coudersport



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

9 Units  
14,000 SqFt

STORAGE, STORAGE, AND MORE OPPORTUNITIES GALORE!!! Formerly a car dealership w/service counter and used as a kennel. Main building and one connected building have new metal roofs.

**51 Main Street, Lawrenceville**



**MLS#31716685**  
**\$258,000**

1 Unit  
966 SqFt

Love Dogs? Want to be self-employed? Now is your chance! A well-established dog grooming business with 3 locations. The Lawrenceville location includes the building. All the grooming equipment including tubs, stands, dryers, kennels, tools & even experienced groomers.

**33 West Hill Road, Covington**



**MLS#31716764**  
**\$69,900**

2 Units  
6,188 SqFt

Piece of History for sale! The original Feed Store and Grainery in Covington with some original equipment still in place from when it closed! This property is being sold As-Is. Listing agent must attend all showings.

**56 N. Bullock Road, Mansfield**



**MLS#31716826**  
**\$1,300,000**

1 Unit  
17,364 SqFt

Commercial property in a high traffic & very visible area! Large showroom floor, offices, retail counters, garage area & warehouse space. Included is hardwire internet system, security system & a back-up generator.

**30 Main Street, Mount Jewett**

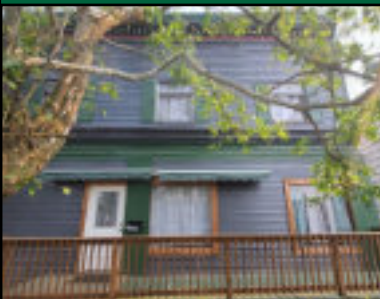


**MLS#12917**  
**\$190,000**

1 Story  
6,120 SqFt

Former convenience store 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 4'x 8' block storage building and shed.

**1123 W. State Street, Olean NY**



**MLS#R1476476**  
**\$375,000**

2 Story  
6,494 SqFt

Welcome to this exquisite boutique hotel in a prime location. This meticulously designed property is a perfect blend of modern elegance and comfort, providing an incredible opportunity for entrepreneurs in the hospitality industry.

**168 Main Street, Eldred**



**MLS#R1473767**  
**\$89,900**

2 Story  
7,841 SqFt

This centrally located building could be used for so many different purposes. Previously an Attorney's office, the first level has office rooms, kitchenette, conference room. A walk in safe remains from a turn as a Bank.



251 Route 6 West, Coudersport



**MLS#31715964...\$1,495,000**

3 Units ~ 12,213 SqFt.

Kaytee's Restaurant & Marketplace is situated right on Rt 6 with family dining & the garden center greenhouse for plants, mulch, feed, & produce. This turnkey business w/staff in place sits on 1.7 acres with paved parking and plenty of space to add a gift shop, vendors, & more. The sale includes restaurant & marketplace business, buildings, land, inventory, equipment, & delivery truck. The owner may stay on to manage if needed.



*Fall is proof that  
change can be beautiful.*



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

# 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.\*





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



**Professionals**



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Warren, PA 16365  
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