



Professionals

FREE

Aug - Nov 2022

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



Home Happens Here

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



Independently Owned & Operated ~ Licensed in PA & NY
www.howardhannaprofessionals.com

Howard Hanna Professionals Office Locations



11564 Route 6
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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

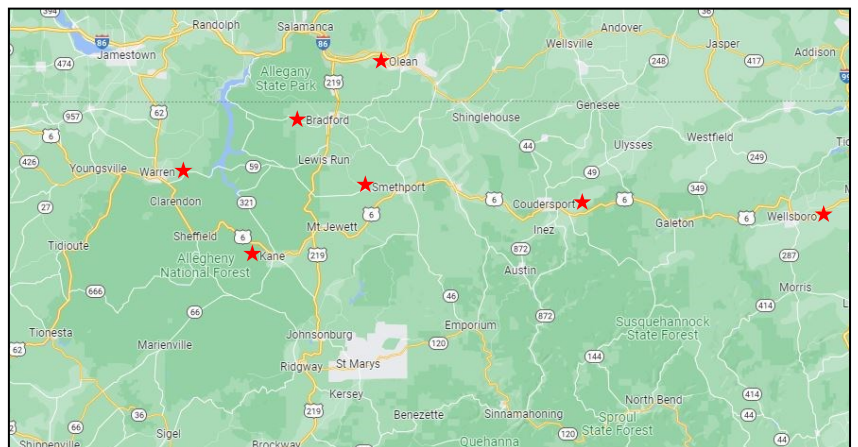


90 Mechanic Street
Bradford, PA 16701
814-362-7450



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

Office also in Olean NY



About Us

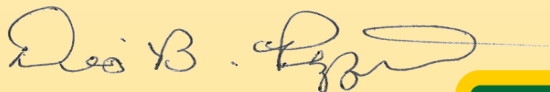
Hello friends and welcome to our magazine featuring the best properties in the area. We have exciting news that we need to tell you about. Howard Hanna Professionals has merged with Howard Hanna Realty Pioneers and Howard Hanna Daley. Howard Hanna Professionals is based in Olean, NY and with the mergers, we now have offices throughout Northern Pennsylvania in Wellsboro, Coudersport, Smethport, Bradford, Kane and Warren.

This change will be great for both buyers and sellers. We will continue to give the great service and marketing that we have always given you. These mergers give us an edge over our competition to offer you even more. We now have a much greater base of buyers and Howard Hanna agents that we work with. We will also be able to expand our existing programs and offer you much more.

This magazine is just one of the many tools that we offer to our buyers and sellers. We have some awesome programs like the 100% Money Back Guarantee to buyers and our Real Scout program to assist buyers in finding homes as soon as they come on the market. Please contact any of our professional real estate agents throughout this magazine to assist you in either selling your home or finding your dream home.

Howard Hanna Professionals is the sister company to Howard Hanna Holt based in Chautauqua County, NY. The Howard Hanna name is a major force in real estate in thirteen states and we are proud to be part that family and look forward to continued success.

Sincerely,



Dennis Pezzimenti
Managing Broker
716-378-8989



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Professionals



411 Church Street, Ulysses

Professionals

MLS#31712314

\$199,000

5BD, 3 BA

0.39 Acres



Newer 5 bedroom ranch with 2 car attached garage in move in condition! Spacious rooms and a nice layout that includes laundry room, office with it's own entrance, dining room, and living room. This one also has a low maintenance exterior, full basement where you can add your workout/hobby room or family room. Very quiet location in Ulysses borough.

286 Hidden Hollow Farm Drive, Austin



MLS#31713851

\$450,000

3 BD, 1 BA

43.00 Acres

Professionals

UNDER CONTRACT

Check out this property nestled in the middle of over 27,000 acres of State Forest land. This 43 acre parcel has a split level home and hunters cabin. Access is by a private deeded road. Numerous outbuildings, apple & chestnut trees, & a small spring fed pond. There is a drilled well and septic and the home is currently lived in year round. The remote location offers stunning views of the mountains and the nighttime skies!



148 Billy Lewis, Coudersport



MLS#31713868
\$125,900
2 BD, 1 BA
0.63 Acres

SCAN THE QR CODE

CHECK OUT
OUR OFFICES
ONLINE E-ZINE!



207 Borie Street, Coudersport



MLS#31713714
\$95,000
3 BD, 1.5 BA
0.19 Acres

1004 Route 6, Gaines

MLS#31713648
\$235,000
3BD, 2 BA
1.49 Acres



407 North Main Street, Ulysses



MLS#31713625
\$98,000
2 BD, 1 BA
0.30 Acres

769 Doyle Hollow Road, Port Allegany

SOLD
MLS#31713604
\$255,000
3 BD, 1 BA
82.20 Acres



11 Lefever Drive, Coudersport



SOLD
MLS#31713527
\$299,900
4 BD, 3.5 BA
1.87 Acres

43 Coyote Ridge Road, Westfield

MLS#31713522
\$178,000
2 BD, 1 BA
2.12 Acres



238 Academy Street, Genesee



MLS#31713362
\$155,000
3 BD, 2 BA
0.20 Acres

9 East Maple Street, Coudersport

MLS#31713045
\$259,000
0 BD, 2 Half BA
0.25 Acres



143 Leadville Hollow Road, Genesee



MLS#31713038
\$22,500
1 BD, 1 BA
0.69 Acres

17 Main Street, Lawrenceville



MLS#31712819
\$69,900
1 BD, 1 BA
0.16 Acres

235 East Main Street, Westfield



MLS#31712744
\$114,000
4 BD, 1.75 BA
0.23 Acres

6460 Route 6, Wellsboro



MLS#31712652
\$335,500
3BD, 1.5 BA
3.00 Acres



10 Fairview Avenue, Galeton



UNDER CONTRACT
MLS#31712432
\$84,900
3 BD, 1.25 BA
0.30 Acres

24 Avenue C, Coudersport



UNDER CONTRACT
MLS#31712396
\$215,000
3 BD, 2 BA
5.40 Acres

74 Crandall Run Road, Austin



MLS#31712031
\$58,900
3BD, 1.5 BA
0.17 Acres

21 Mina Road, Coudersport



MLS#31711599
\$195,000
4 BD, 2.5 BA
2.33 Acres

~ Multi Unit ~



410 Vine Street
Coudersport
MLS#31713537
\$136,900
2 Units
0.12 Acres

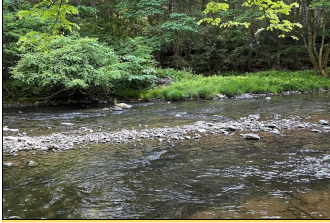
138 Joe West Road
Middlebury Center

MLS#31712855
\$199,900
2 Units
3.39 Acres



~ Commercial Opportunities ~

00 Route 6,
Galeton



MLS#31713801...\$599,900
20 Units ~ 3.00 Acres

358 E. Second Street,
Coudersport



UNDER CONTRACT
MLS#31713577...\$159,000

408 W. Main Street,
Smethport



MLS#31713287...\$245,000
1 Unit ~ 0.06 Acres

0 State Route 6,
Gaines



MLS#31713275...\$465,000
4 Units ~ 4.47 Acres

16 Main Street,
Austin



MLS#31712721...\$240,000
1 Unit ~ 0.50 Acres

9 E. Maple Street,
Coudersport



MLS#31713044...\$259,000
1 Unit ~ 0.25 Acres

2019 Route 6,
Gaines



UNDER CONTRACT
MLS#133296...\$109,000

★ ★ NEW LISTINGS ★ ★

805 South East Street, Coudersport	\$137,900	2 Units	0.37 Acres	MLS#31713938
1953 SR 44, Shinglehouse	\$410,000	4 BD, 2 BA	40.70 Acres	MLS#31713968

PENDING

0 Struggle Lane, Coudersport	\$9,000		0.76 Acres	MLS#31713927
1111 Honeoye Street, Shinglehouse	\$99,000	3 BD, 1 BA	0.42 Acres	MLS#31713901



Professionals

336 Route 6 W, Suite 3
Coudersport, PA 16915
814-260-1464



For all your Real Estate Settlement Needs

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surrounding Pennsylvania Counties



Emily Focht & Amy Witter

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



215 North Main St
Coudersport, PA 16915



Scott Fortner

cornerstonesettlement.com

info@cornerstonesettlement.com

~ Land Listings ~

00 Crandall Street, Coudersport	\$12,500	0.27 Acres	MLS#31713206
21 Academy Hill Rd, Coudersport	\$19,000	2.68 Acres	MLS#31713739
00 Back Road Lot 11, Coudersport	\$29,900	2.85 Acres	MLS#31713544
00 Back Road Lot 10, Coudersport	\$32,900	2.61 Acres	MLS#31713542
00 Back Road Lot 1 & 2, Coudersport	\$62,800	5.18 Acres	MLS#31713525
00 Route 6, Galeton	\$599,900	3.00 Acres	MLS#31713798

UNDER CONTRACT

Lot 12 Black Bear Ln, Austin	\$50,000	10.13 Acres	MLS#31713817
318 North Fork Road, Westfield	\$69,900	13.60 Acres	MLS#31712924

SOLD

00 Deering Run Road, Austin	\$8,500	0.10 Acres	MLS#31713521
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NEW LISTINGS



Professionals

336 Route 6 W, Suite #3

Coudersport, PA 16915

814-260-1464

33 Miller Ln, Austin



MLS#31714239...\$85,000

4 BD, 1 BA ~ 0.45 Acres

34 Troupe Rd, Coudersport



MLS#31714212...\$275,000

3 BD, 1 BA ~ 10.13 Acres

121 Manley St, Shinglehouse



MLS#31714182...\$72,900

2 BD, 1 BA ~ 0.00 Acres

2042 Phoenix Rd, Sabinsville



MLS#31714179...\$275,000

2 BD, 1 BA ~ 10.02 Acres

LOTS OF NEW LISTINGS,
BUT WE CAN HANDLE MORE!

224 Brookland Rd, Coudersport



MLS#31714141...\$399,500

3 BD, 2 BA ~ 84.00 Acres

Coudersport Office Agents



Professionals



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

814 260-1464

www.coudersport.howardhanna.com

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
717-278-3129



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



2537 Red Mill Road, Smethport

Professionals

MLS#R1404624

\$109,000

2 BD, 1 BA

4.32 Acres



PENDING

Located along the line of the original Western NY & PA Railroad, this modest 1890 Farmhouse Style home is complete with a wood burning fireplace, large living room, dining room, eat-in kitchen and laundry/mud room. There is a separate room with glass privacy doors for an office, media space or third bedroom.

395 O'Donnell Road, Genesee



MLS#R1394496

\$154,900

2 BD, 2 BA

10.00 Acres

Professionals

PENDING

Single wide country home with acreage, pond and view. There is a new detached barn (20' x 50') with 4' hang over, and chicken coup. Some wooded area and a stream running parallel with the property. Enjoy the view from the front covered 12' x 30' porch. There is a gas well on the property used for the kitchen stove, forced air heater and hot water tank. High speed internet with Tri-County Rural Electric available by request.



1118 Barnum Road, Eldred

Professionals

MLS#R1414497

\$199,900

1 BD, 0.5 BA

54.69 Acres



Garage/pole barn with 14' ceilings, a freestanding fireplace and double 10'x12' overhead doors has an interior ideal for camping, office space or relaxing. 2 springs, a pond, food plots and standing timber! Electric is run along with fiberoptic line. Groomed gravel driveway and a small garage in the woods as well.

518 East Main Street,
Smethport



MLS#R1395613...\$29,900
4 BD, 2 BA ~ 0.33 Acres

217 S. Marvin Street South,
Smethport



MLS#R1414645...\$65,000
1 BD, 1 BA ~ 0.40 Acres

★★ NEW LISTINGS ★★

586 Bush Hill Road, Austin \$499,000 6 BD, 2 BA 65.00 Acres MLS#R1419397

PENDING

2724 Eleven Mile Road, Shinglehouse \$549,000 3 BD, 2 BA 156.24 Acres MLS#R1416513



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104 Forest Avenue
Smethport, PA 16749
814-887-7772

CHOOSE



**Home of the
100% Money Back Guarantee.**

Professionals



*Certain restrictions apply.

~ Land Listings ~

2410 Red Mill Road, Smethport \$34,900 0.22 Acres MLS#R1412784

PENDING

00 Slippery Elm Road, Shinglehouse \$105,000 54.48 Acres MLS#R1413563



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PA Home Improvement Contractor Registration Number: PA037931

~ Commercial Opportunities ~

113/115 W. Main Street, Smethport



SOLD
MLS#R1401929
\$72,900
2 Stories
0.09 Acres

515 E. Main Street, Smethport



MLS#R1387919
\$139,000
1 Story
0.22 Acres

~ Multi Unit ~



UNDER CONTRACT

110/112 East King Street, Smethport

MLS#R1402774...\$69,900
2 Units, 0.43 Acres

Great investment opportunity! Large rectangular yard that runs from King Street to Green Street. These two unit have 3 bedrooms each with a full bathroom. Each side is identical and only flip flopped.

NEW LISTINGS



Professionals

**104 Forest Avenue
Smethport, PA 16749**

814-260-1464

905 West Main St, Smethport



MLS#R1419615...\$599,000

5 BD, 4 BA ~ 0.86 Acres

600 N. Main St, Port Allegany



MLS#R1428823...\$197,500

4 BD, 1 BA ~ 0.40 Acres

4938 Route 46, Smethport



MLS#R1425360...\$189,000

2 Stories ~ 1.03 Acres

413 E. Mill St, Port Allegany



MLS#R1428838...\$159,000

3 BD, 1 BA ~ 0.28 Acres

507 N. Main St, Port Allegany



MLS#R1428385...\$64,900

3 BD, 2 BA ~ 0.21 Acres

**LOTS OF NEW
LISTINGS,
BUT WE CAN
HANDLE MORE!**

Smethport Office Agents



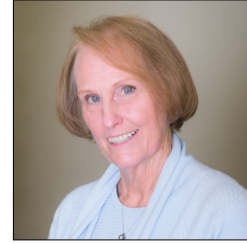
Nancy Rathbun
Assoc. Broker/Manager
814-366-1740



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



Key Terms for Homebuyers



Buying a home can be intimidating if you're not familiar with the terms used the process. Let's connect so you have an expert guide at every step and trusted advice for any questions that may come up.

Appraisal

A report highlighting the estimated value of the property completed by a qualified third party.

Lenders rely on appraisals to validate a home's value and ensure they're not lending more than the home is worth.

Closing Costs

The fees required to complete the real estate transaction. Paid at closing.

Ask your lender for a complete list of closing cost items, including points, taxes, title insurance, and more.

Credit Score

A number ranging from 300-850 that's based on analysis of your credit history.

This helps lenders determine the likelihood you'll repay future debts

Down Payment

Down payments are typically 3.5-20% of the purchase price of the home. Some 0% down programs are also available.

Ask your lender for more information.

Mortgage Rate

The interest rate you pay to borrow money when buying a home.

The lower the rate, the better.

Sources: FTC, First American NAR

Pre-Approval Letter

A letter from a lender that shows what they're willing to lend you for your home loan.

This is a critical step in today's competitive market.

Inspection Contingency

A provision in a contract requiring an inspection to be completed.

While it can be tempting to waive in a competitive market, the home inspection is essential. It gives you information on the home's condition and potential repairs.

Affordability

A measure of whether someone earns enough to qualify for a loan on a typical home based on the most recent price, income, and mortgage rate data.

As prices and mortgage rates continue to rise, that will impact how much home you can afford.

Equity

The value in your home above the total amount of liens against your home.

With today's price appreciation, many homeowners are realizing they have more equity than they thought and they're using it to move.



Professionals



106 South Fraley Street, Kane

Professionals

MLS#R1380386

\$149,000

5 BD, 2.5 BA

0.45 Acres



This is the perfect place to call home! Living & Dining Rooms both recently painted, and the family room. Dining room has hardwood floors & new wallpaper. Remodeled galley kitchen is bright and cheerful, & has a dining area. Kitchen appliances are newer & included Family room has A/C as do 2 bedrooms. Office space on the 1st floor with 5 separate rooms, 2 1/2 baths & a separate entrance. New vinyl fence in 2021. Back patio is covered & paved. Alarm system for extra security. 2 stall detached garage has auto door opener.

329 Chase Street, Kane



MLS#R1394297

\$65,000

4 BD, 1 BA

0.25 Acres

Professionals

BRICK HOME WITH GARAGE , ARCHITECTURAL SHINGLE ROOF AND UPDATED WINDOWS!

The French doors add a touch of class when entering the home. A woodburning fireplace accents the Living room. Vintage Kitchen with access to the back Enclosed Porch. If needed, the 3rd floor has potential with some finishing touches. Most windows replaced with vinyl windows.

Full Basement.



333 Main Street, Hazel Hurst

Professionals

MLS# R1412416

\$62,500

3 BD, 1 BA

0.11 Acres



PENDING

REMODELED move in ready home on a corner lot! Large Kitchen and Dining room. The appliances include the refrigerator, gas range/oven, dishwasher, washer and dryer. First floor bedroom and full bath. Gas Forced Air Furnace with supplemental wood pellet stove. The mudroom/laundry area is conveniently located as you step in the back door. Covered front porch good sized shed, and off street parking.



PENDING
212 Tionesta Ave
Kane \$42,500

MLS#R1392833
3 BD, 1 BA 0.22 Acres

305 Janeway Street
Kane \$55,000

MLS#R1391802
3 BD, 1 BA
0.10 Acres



325 Chase Street
Kane \$60,000

MLS#R1400398
4 BD, 2 BA
0.21 Acres

514 Park Avenue
Kane \$58,500

MLS#R1392869
3 BD, 1 BA
0.34 Acres



~ Commercial Opportunities ~



119 West Main Street
Mount Jewett

MLS#R1407562
\$45,000
1 Story ~ 0.52 Acres

~ Multi Units ~

514 Park Ave
Kane

MLS#R1392881
\$58,500
2 Stories ~ 0.34 Acres



138 Bayard Street
Kane

MLS#R1391095
\$90,000
1 Story ~ 0.22 Acres

211 Biddle Street
Kane

MLS#R1405414
\$85,000
2 Units ~ 0.12 Acres



~ Land Listings ~

19 Lisa Lane, Kane

\$119,000

116.21 Acres

MLS#R1410049





Professionals

★★ NEW LISTINGS ★★

501 Pine Street Ext, Kane	\$230,000	2 Stories	2.17 Acres	MLS#R1415987
13 Anderson St. Mt Jewett	\$82,500	4 BD, 2 BA	0.27 Acres	MLS#R1416842
305 Kinzua Ave, Kane	\$66,000	3 BD, 2 BA	0.08 Acres	MLS#R1415438
124 Hacker Street, Kane	\$65,000	3 BD, 1 BA	0.17 Acres	MLS#R1415441

SOLD

706 Greendale Road, Kane	\$335,000	4 BD, 2.2 BA	11.58 Acres	MLS#R1417504
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PENDING

349 PA Avenue, Kane	\$138,500	3 BD, 2.5 BA	0.16 Acres	MLS#R1418077
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800-853-4809

NEW LISTINGS

0 Hazeltine Hollow Rd, Sugar Grove

MLS#R1422831...\$168,500

3 BD, 1 BA ~ 0.26 Acres



Professionals

200 W. Third Avenue Warren, PA 16365

814-726-2000



NEW LISTINGS



123 S. Fraley Street, Kane

MLS#R1422831...\$168,500

3 BD, 1 BA ~ 0.26 Acres



Professionals

104 Forest Avenue Smethport, PA 16749

814-260-1464

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



49 North Nookside Lane, Bradford

Professionals

MLS#R1413995

\$450,000

4 BD, 3.5 BA

0.56 Acres



Corner lot in Bradford Township! The first level boasts a modern eat-in kitchen with abundant natural light, cherry cabinets, corian countertops, stainless steel sink, center cooking island, and French doors leading to patio area.

Open to the kitchen is the family room with cathedral ceilings, gas fireplace and French doors leading to patio. Formal living room, formal dining room, and Den, which boasts a wood burning fireplace, French doors leading to patio, and en-suite full bath and walk-in closet. Walk-out basement with 9X8 entrance to 2 car garage and more!

★★ NEW LISTINGS ★★

484 Barden Brook Rd, Eldred \$275,000 3 BD, 3 BA 4.50 Acres MLS#R1419257

1155 High Street, Bradford \$299,000 3 BD, 2.5 BA 1.76 Acres MLS#R1417339

PENDING

45 South Gate Road, Bradford \$89,900 3 BD, 1 BA 0.28 Acres MLS#R1417013



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

Professionals

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!

*The Howard Hanna Professionals
Bradford office 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 ~



48 Drumcliffe Drive, Warren

Professionals

MLS#12531

\$295,999

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

554 Carr Lane, Russell



MLS#12696

\$350,000

4 BD, 2 BA

3.01 Acres

Professionals

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.



31 Vernon Lane, Bradford

Professionals

MLS#12733

\$749,900

5 BD, 4 BA

19.65 Acres



Gated, private drive leads to a custom built, handicap accessible home with many covered patios & open decks, cathedral ceilings & large floor to ceiling windows. Open kitchen with stainless appliances has a breakfast bar and opens to dining room. Radiant heat throughout both levels. The lower-level features extra living space with a private entrance. Detached 50'x60' garage has a half bath, radiant floor heat, own sewer system.

26 Locust Street, Warren



MLS#12693
\$79,900
 3 BD, 1 BA
 0.10 Acres

454 Orchard Street, West Hickory



PENDING
MLS#12522
\$109,900
 2 BD, 1 BA
 0.17 Acres

230 Center Street, Bear Lake



PENDING
MLS#12674
\$115,000
 4 BD, 2BA
 0.82 Acres

☆☆ **NEW LISTINGS** ☆☆

2-2 1/2 Irvine Street, Warren \$24,000 4 BD, 2 BA 0.50 Acres MLS#12727

PENDING

400 Poplar Street, Warren \$265,000 4 BD, 2.5 BA 0.16 Acres MLS#12717



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

**More information on our
 100% Money Back
 Guarantee on page 32**



Warren Office Agents



Jerry Come
Realtor
814-730-8901



Jerry Howgard
Realtor
814-730-7840



John Natale Jr.
Realtor/Appraiser
814-726-2000



Joshua Archer
Realtor
814-230-5820



Katrina Loree
Realtor
814-688-6124



Norma Archer
Realtor
814-688-6124



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





1004 Reese Hill, Wellsboro

Professionals

MLS#31713839

\$339,900

4 BD, 3.5 BA

6.50 Acres



SOLD

Cozy but spacious! Sunroom, living room, large eat in kitchen and a main floor bedroom and full bath that could be an office. This home has the right combination of updates and new finishes but classic charm through out the home. 3 car garage with room for a shop.

700 Warner Road, Millerton



MLS#31713590

\$424,970

5 BD, 3.5 BA

15.00 Acres

Professionals

The kitchen has Quartzite counter-tops, stainless steel appliances, ceramic tiled floors, & large walk-in pantry. The Great Room has hardwood floors, vaulted ceilings, & large windows to the back deck. Full finished basement includes an in-law suite w/separate kitchen & bath, large BR, game room, 3/4 bath, & 1 car garage. 2 car attached garage, paved drive, & a small barn at the bottom of the drive.



301 Whitehead Road, Mills

Professionals

MLS#31713830

\$750,000

3BD, 2 BA

100.32 Acres



UNDER CONTRACT

This older farm house has been turned into 2-units. Downstairs the large kitchen was updated with easy close cabinets, double sink, new counter tops, vinyl flooring and newer appliances. The first floor bedroom is off the living room. Upstairs there are 2 bedrooms or 1 bedroom and a living room, a small kitchen and full bath with an outside entrance.

585 Hills Creek Lake Dr, Wellsboro



SOLD

MLS#31713351...\$153,000
3 BD, 1.5 BA ~ 1.43 Acres

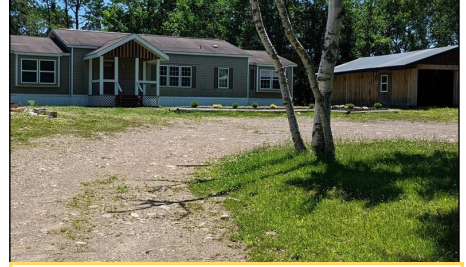
144 West Branch Road, Galeton



SOLD

MLS#31713854...\$150,000
3 BD, 1 BA ~ 2.33 Acres

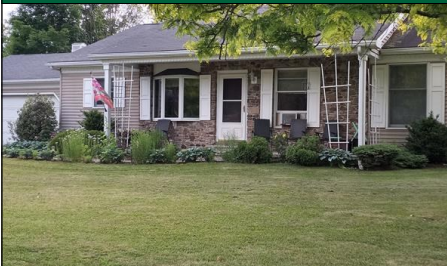
16 Spruce Street, Blossburg



UNDER CONTRACT

MLS#31713852...\$174,900
3 BD, 2 BA ~ 0.66 Acres

209 Plaza Road, Middlebury Center



MLS#31713822...\$264,500
3 BD, 2 BA ~ 0.38 Acres

1081 Vanhorn Hollow Road, Troy



MLS#31713702...\$1,224,900
3 BD, 1.5 BA ~ 253.20 Acres

75 Nickel Lane, Wellsboro



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

613 West Branch Road, Wellsboro



UNDER CONTRACT

MLS#31713398...\$252,900
4 BD, 2 BA ~ 10.00 Acres

124 Cherry Springs Rd, Coudersport



MLS#31713378...\$119,900
2 BD, 1 BA ~ 3.64 Acres

215 Windy Hill Road, Mainesburg



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

2759 Stony Fork Road, Wellsboro



UNDER CONTRACT

MLS#31713325...\$279,900
3 BD, 2 BA ~ 4.10 Acres

952 Marsh Creek Road, Wellsboro



MLS#31713887...\$425,000
3 BD, 2 BA ~ 64.47 Acres



Professionals

107 Mainesburg Road, Mainesburg



UNDER CONTRACT

MLS#31711964

\$85,000

3 BD, 2 BA

0.23 Acres

95 Norris Brook, Middlebury Center



UNDER CONTRACT

MLS#31711563

\$209,995

4 BD, 2 BA

0.31 Acres

7087 Route 549, Millerton



UNDER CONTRACT

MLS#31713889...\$144,950

3 BD, 2 BA ~ 1.04 Acres

2295 Loucks Mills Road, Ulysses



SOLD

MLS#31713896...\$525,000

2 BD, 1.5 BA ~ 141.30 Acres

1367 Horseshoe Road, Ulysses



MLS#31713891...\$319,900

3 BD, 2 BA ~ 16.50 Acres

★ ★ NEW LISTINGS ★ ★

295 S. Main Street, Mansfield	\$249,000	1 Unit	0.24 Acres	MLS#31713963
10035 Route 6, Wellsboro	\$325,000	4 BD, 1.5 BA	0.87 Acres	MLS#31713921
1783 Bloss Mt. Road, Liberty	\$249,000	3 BD, 2 BA	0.77 Acres	MLS#31713919
789 Paul Hollow Road, Galeton	\$174,900	2 BD, 1 BA	1.69 Acres	MLS#31713902

UNDER CONTRACT

715 Dildine Road, Gillett	\$449,715	3 BD, 2 BA	25.76 Acres	MLS#31713954
95 Cherokee Lane, Tioga	\$64,500	3 BD, 2 BA	0.00 Acres	MLS#31713939

SOLD

8664 N. Elk Run Road, Mansfield	\$235,000	3 BD, 2 BA	17.44 Acres	MLS#31713917
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11564 Route 6
Wellsboro, PA 16901
570-723-1600

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



Thomas Saveri
Assoc. Broker
607-726-2661



Brenda Adams
Realtor
814-558-5359



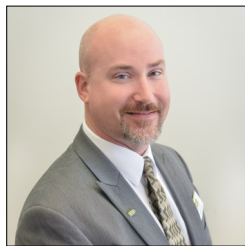
Selina Bogaczyk
Realtor
570-772-5488



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



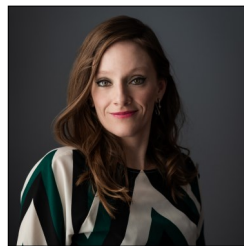
Lorraine Albin
Realtor
570-716-0897



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