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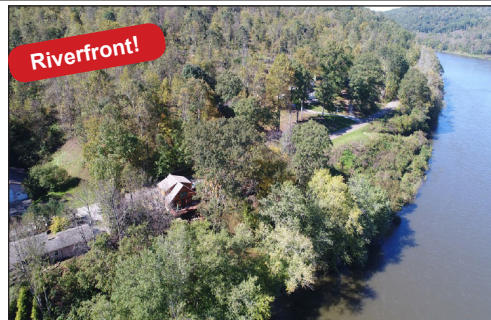
1412 Liberty Street, Franklin, PA 16323



Dana Shawgo

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Riverfront!



Reduced Price!



1154 River Dr., Franklin - **\$359,900 WOW**, don't wait any longer! Log home on the Allegheny River, water views, access, and dock for all your water toys! Home has 3 floors of living, 3 bedroom, 1 1/2 bath, Floor to ceiling WBFP, Windows everywhere for enjoyment of the water, birds, flowers, and NOT the neighbors! Entertaining would be a joy, 2 decks, 2 patio's, game room (Ready for bath and wet bar). Above the LARGE garage the log Cabin can be attached to the guests house, Open floor plan 3/1 with WBFP.



New!

Acreage!

3046 Jackson Center Polk Road, \$349,900 - 26.24 acres and more possible, over 3,100 square feet of living space, 5 Bedroom, 2 baths, very large den with cathedral ceilings, floor to ceiling windows, 2 stall garage, large florida room, tennis and basketball courts, 2 wood burning fireplaces, go to www.shawgorealestate.com for more details.



Pending!

3227 Raymilton Road, Utica - \$269,900



Check out this amazing "D" log style cabin sitting on 20+ acres of scenic beauty. Features 3 beds 2.5 baths and 2,000+ sqft. This is a sportsman dream Mill Creek flows through the center of the property offering fishing, set up your tree stand for archery season, or take your best shot down range on the 100 yard shooting range!



Reduced Price!

908 Walnut St, Reno - \$69,900 Are you looking for a quiet spot in Reno? This home features 2 beds and 1 bath, newer gas fire place, and original french doors into the living room. Sitting on a double lot with a 2 stall garage.



Sold!

108 Toy Rd, Oil City - \$196,500 This home is just far enough off the beaten path yet the world opens up out back. This 4 bd, 2.5 bath home is being offered move in ready. Sit on the large porch out back and enjoy your 16+ acres. A 24x36 horse barn is ready to go and a new fence has been installed and ready to be electrified. A shed will allow you the needed room to park your vehicles in the 2 stall attached garage.



Sold!

119 Maple St, Franklin - \$79,900-This home has been extremely well maintained and is located in a great neighborhood. 2 new bathrooms, new hot water tank, and a new humidifier unit. Hardwood floors on the main level, Carpet upstairs. A newer 2 stall garage with a lawn mower shed out

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1610 Elk Street, Franklin - \$139,900 Come home everyday to a grand entrance. Kick off your shoes and relax for a moment in the living room enjoying the light from the stained glass window. When it's time to cook dinner for the family, head out to the newly renovated galley kitchen with all new stainless appliances. This Brick Beauty, has 4 unique bedrooms, an updated bathroom and wait... Is that a closet door? It's not a closet door, but instead a door that leads you to the 3rd floor with yet more room. Beautiful original woodwork, pocket doors and a window seat are just some of the must sees in this home. Is one bathroom not enough for your family? Easily add a second full bath to the first floor laundry room. You think the kitchen is too closed off? We have a solution for that too. Options are endless and this home is ready for a family!



322 Cedar Ave, Oil City \$48,500 - This spacious 4 bed 1 bath home offers plenty of room, off street parking, fenced in yard, all on a quiet street.



Sold!

1641 Keely Road, Franklin - \$320,000 - Here's your chance to purchase a fantastic property with a thriving business! The property has had a lot of updates. Let's start with home. Updates include new central air, central vacuum, new flooring and ceilings, new upper level bathroom, new siding, new gutters, new ADT security system, ALL of the windows and doors have been replaced! Now for the kennel, new furnace, new roof, new ceilings, new gates and guillotine doors, new cat condo's, and the list goes on and on... The Kennel has 26 dog kennels and 5-6 cat condo's. Please be sure to view/click the virtual tour on our website!



Pending!

5109 Bell Rd, Cochran - \$138,000. This country property has it all! Location (x3), 10 acres, 3-4 bedrooms, plenty of garage space, new carpet and paint! A master suite and plenty of room for expansion in in the basement. Call today to schedule your



Reduced Price!

143 W. 3RD Street, Oil City- \$119,900 147 Years of history, if walls could talk! With over 3,000 SQFT, this home has so much to offer. Large bedrooms, bathrooms, dining room, kitchen, & living room. Beautiful open feel in the front sunroom and a second floor laundry! Did I mention the newer two stall insulated garage? There could be a bonus bedroom on the



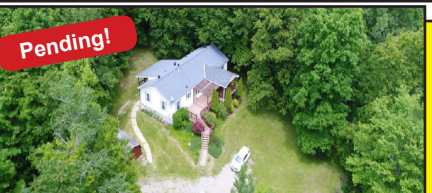
Reduced Price!

11 Pennell St, Franklin- \$72,500 - Have you been looking for a great move in ready home with lots of character and updating in Valley Grove SD? This 3 bed and 1 bath home features a updated kitchen, awesome flooring, walk in closet, large walk up attic, fenced in yard, and off street parking.



Reduced Price!

436 Giffillan Street, Rocky Grove - \$114,900 This multi-level home has a lot to offer on each level. A two stall garage, large family room with a 3/4 bath on one level. The main level offers a great living room, dining room and kitchen. The upper level offers three bedrooms & a full bath. The lower level could have



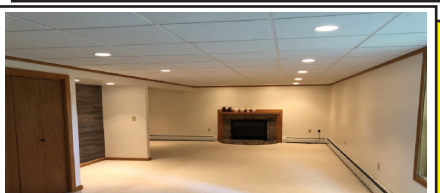
Pending!

297 Carpenter Lane, West Hickory - \$124,900 Looking for a newer construction home located in a very quiet community? This modular has a very large master suite, open concept kitchen, dining room, and living room with a wood burning fireplace. Sit on the front enclosed porch or relax on the covered deck out back. Close to 2.5 acres bordered by



Reduced Price!!

407 Forest Lane, Franklin, PA \$184,900--Polished details, landscaping, mechanicals, and a backyard perfect for entertaining. This home offers a Myers custom kitchen, hardwood floors, two wood burning fireplaces, Never get the hot/cold cycles again with gas hot water radiant floor heating, automatic natural gas backup generator, heated oversized two stall garage, beautiful master bath. Be sure to check out the virtual tour online!



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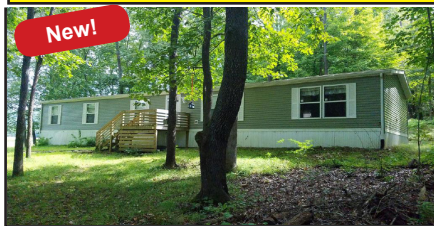
111 Sycamore Dr, Franklin - \$154,900 - This well maintained home has all the amenity's you have been looking for. One floor living, central AC, rear deck perfect for entertaining, close to Franklin, yet far enough away to relax. A den with gas fireplace and built in shelving. Formal dining room and a formal living

SOLD!



139 Senate Lane, Franklin - \$249,900 Space (1964SQFT), 4 bedrooms, 2 baths, one level & close to 6 acres. Yes, one level means no stairs to do laundry! This home was built in 2005. The basement boasts tall superior basement walls. This property has it all, location, land, privacy, 2 stall garage, gas fireplace, central air, large rear deck. The master suite has a walk-in closet and a gorgeous master bathroom. No showings until 6/17/19.

New!



130 Shorty Lane, Oil City, \$165,000 - Nestled in a wooded 1.34 acre lot on a private drive, and with deeded access to the Allegheny River, this beautiful home is waiting for you! Built in 2015, this custom home features 4 bedrooms, 2 baths, open concept kitchen with stainless steel appliances.

New!



1527 Elk Street, Franklin, \$63,900 - Just on the edge of town. This up/down duplex sits on a quiet tree lined street. Fully rented and ready to produce income from day 1. Separate utilities with updated electric and plumbing.

Reduced Price!



583 Halyday Run Road, Oil City \$119,900, Move in ready, well maintained 3 bedrooms, 1.5 Bathroom home, large bedroom closets, plenty of storage, and first floor laundry, detached 2 stall garage as well as a large storage area in the rear. Beautiful hardwood trim and six panel oak doors throughout, forced air heat and central air.



Sold!

514 West First St Oil City \$54,900 - With 2,544SQFT of living space this home has so much to offer. 4 Bedrooms on the second level and a lot of storage in the attic. The property offers a formal dining room and an alcove for your office space. A very large covered front porch ready for watching parades and the Fireman's 5k.

Reduced Price!



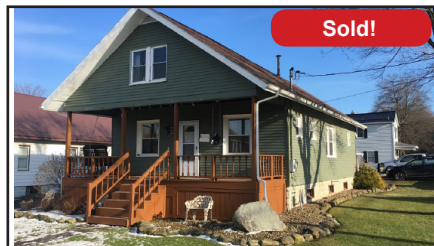
334 Brecht Road, Tionesta, PA \$95,000 - Located in the heart of the Allegheny National Forest (Forest County.) This 2 bedroom 1.5 Bath home features 3.9 acres, spacious interior, large family room with wood burning fireplace, partially finished basement, full attic, large garage, and a screened in porch. Room in the basement that could be a 3rd bedroom.

Reduced Price!



914 Walnut St, Reno \$74,900 - This is a 3 bedroom 1.5 bath home. The first floor has a traditional layout with a kitchen, dining room and a living room. Upstairs you will find the full bath and three bedrooms. The corner lot has a large detached two stall garage.

Sold!



310 Egbert Street Rocky Grove - \$83,900, This 3 bed/ 1 bath home features many upgrades! Could offer 1st floor living options. Awesome front and rear porches, with off street parking.

Pending!



104 Dogwood Dr, Franklin \$169,900 - Move in ready, very clean, expanded & renovated, new oak trim & doors, new flooring, Corian countertops, Jennair cooktop, pull out drawers in cabinets, island w/sink & power, stained glass windows, gas or wood fireplace, built in china & buffet, Jacuzzi tub. New windows in bedrooms & bath.

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Pending!



534 Gresham Rd, Titusville, \$249,000 Located on 71 acres, this home is a gem just waiting for you! The farmhouse features 4 bedrooms, 2 full baths and provides the possibility of first floor living with handicap accessible ramps. From the back deck, you

Sold!



12 West 5th St, Oil City - \$13,900. Cozy 2 bedroom with nice lay out. Updated H/E forced air furnace and Hot water heater. Nice rear yard with a view overlooking the city.



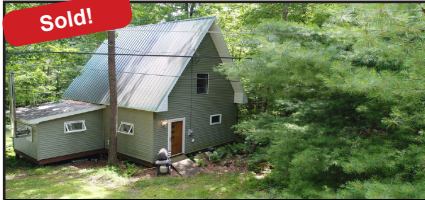
1005 West First Street Oil City - \$44,900 This is a great 2 story home located on Oil City's south side near the college campus. A lot of the windows have been replaced. The back yard has room to build a garage. Schedule your showing today.

New!



410 Willow Street ,Oil City, \$62,000 - Move in Ready! 3 bedroom house on 410 Willow Street in Oil City. Freshly remodeled, all new paint and carpet, brand new bathroom. Large kitchen with plenty of cabinet space. First floor bedroom and laundry. Wrap around porch, 1 stall garage. All situated on a corner lot. Large back yard, off street parking.

Sold!



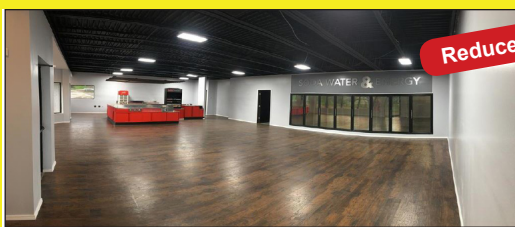
115 Cherry Lane, Tionesta - \$74,900 Hunting cabin? Remote getaway? This property has a master bedroom on the main level. The loft has plenty of room for two queen beds and more. 28 foot high vaulted tongue and groove ceilings and walls. Designed for minimal maintenance and maximum relaxation. This property includes two lots and is within minutes of hunting grounds (1000's of acres), miles of river and reservoir fishing and boating.

Pending!

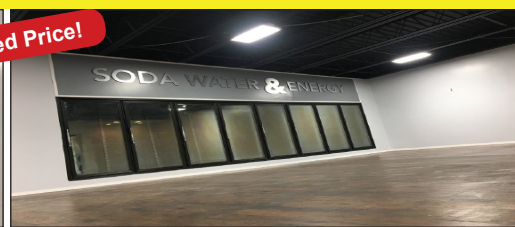


35 Hone Ave, Oil City \$5.00 - Have you been looking for a fixer upper? This large home features 4 bedrooms and 2 baths. Potential for more living space on 3rd floor. Has a nice front porch and rear yard. Home is in need of major repairs.

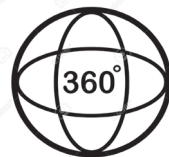
LAND/COMMERCIAL PROPERTIES



Reduced Price!



1110 15th Street, Franklin, \$375,000. 2,475 Square ft of fully renovated commercial store front. Sitting directly along one of the busiest routes (Rt. 8 and US 62) into/from Franklin with a daily traffic count of 15,000. Features - 360 sqft of walk in cooler with 8 beverage doors and retail counter.



We use 360 degree imaging and virtual reality tours on our listings. Search facebook and our website for the address you are interested in!

RT/8/62 (Near Sheetz) 1.8 Acres \$175K

00 Frenchcreek Road 6.53 acres
\$26,900

00 Cranberry - Rockland RD -
\$79,900, Over 10 acres close to
Cranberry shopping and the hospital!
Perfect spot for that new home.



0 Sharrar RD, Venus, PA, \$109,900 - Looking for hunting ground? Here is your prime opportunity to own vacant land in the middle of "the country". 43 acres ready for your peace and relaxation. Currently the parcel includes 46 acres and improvements. Only the 43 acres are for sale. A survey will need to be performed.



737 Elk Street Franklin- \$175,000 - What a building and business opportunity in Franklin, Think outside the box!

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New!
211 E Third Street, Oil City - \$54,000 Clean side x side duplex with newer roof and freshly painted exterior. Potential of over \$1,000 of income per month or live in one side and rent the other.



New!
321 Oak Drive, Kennerdell - \$74,900 This lovely cottage sits on just under a 1/2 acre has many updates and features 3 bedrooms, 3/4 bath, a large living room and spacious deck. A stone fireplace in the living room. Hunting, fishing, & relaxation this home is a great getaway inside and out.



New!
137 Hemlock Road, Kennerdell - \$169,900 A one story splendor, it's charming! It's elegant! It's rustic! It's perfect! Guests are instantly welcomed into the open space encompassing the great room area with a wood burning fireplace, 3 bedrooms, and 1 bath. It is ready for the weekend!



New!
11 Oakwood Dr, Oil City - \$179,900 Located in Oliver Manor this property features a beautiful wrap around kitchen with accent lighting, eat in, as well as a formal living room that boasts large sun soaking windows. An informal living room in the back of the home has a wood burning fireplace, and more!



Pending!
1108 Patchel Run Road, Franklin - \$99,900 Spacious country home within minutes from Franklin and Cooperstown. This 3 bed 1.5 bath home features a full finished basement with the potential of finishing a full bath, large rear deck (38 x 20), large work shop, nice yard that's partially wooded with a little stream for the kids to play in.



Pending!
104 Dogwood Dr, Franklin \$169,900-Move in ready, very clean, expanded & renovated, new oak trim & doors, new flooring, Corian countertops, Jennair cooktop, pull out drawers in cabinets, island w/sink & power, stained glass windows, gas or wood fireplace, built in china & buffet, Jacuzzi tub and much much more!



107 Maple Shade Rd, Cranberry - \$28,900 Here's your chance to own a landmark "Twin Oaks". Although the twin oak trees have died it's still a great location. The property is on a corner lot and offers, a two stall detached garage, nice yard and is close to Wal-Mart. The home will need some work but has a lot of great potential.



New!
1163 Otter St, Franklin - \$115,000 A Charming home in downtown Franklin! This well maintained home features 4 bedrooms, 1.5 baths, first floor laundry, a sun porch, 2 car garage and beautifully landscaped backyard with a pond. You'll find plenty of storage, dry basement and easy access to all of the downtown amenities!



Price Reduced!
183 Evergreen, Franklin - \$199,900 This split level home offers a lot for everyone in the family. With an open living room, dining room, kitchen, 3 bedrooms and 2 full baths upstairs. Then add another bedroom, a half bath and a large family room downstairs. A large deck with a pool and slide in the back yard, 3 stall oversized garage for all of the extras all on .55 acres.



805 McCalmont St, Franklin - \$219,900 Looking for the best of the best? This gorgeous home is located in the village of Rocky Grove and offers a 3 bed 1 bath + a master suite, over 2,300 square feet, semi open concept, large great room, and a full basement that could be used as a recreational space. The rear patio will be great for all of your summer family gatherings.

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