

Introducing Your New Home!

369 Oakwood Avenue, State College, PA 16803



**Don't let this one get away – it is a
Beautiful Home!**



QUICK FEATURES:

- 3 Bedrooms
- 2 ½ Bath
- Open concept
- Hardwood entry
- 2 fireplaces
- Large closets
- GREAT UPDATES!!

- Cathedral open beams
- New dual sliding doors
- Large courtyard w/hot tub
- Oak cabinets with add-ons
- 2 car garage
- Added storage throughout
- 3 miles from Penn State
- MUCH MORE!

Additional information about the house and full PHOTO GALLERY on our website.

FOR INFORMATION ONLY
Furniture not included

INSPECTIONS WELCOME!

NOTE: Broker/agent participation welcome.
 See our website for **REQUIRED** specific details.

www.TammyMillerAuctions.com

Any questions, give us a call at 814-360-4031

TERMS (PLEASE READ CAREFULLY): MINIMUM BID IS \$320,000. Live auction date is scheduled for June 30 at 10 AM . *This auction is subject to acceptance of sealed bid offers NOW, at the request of the seller – forms are on the auction website.* A 6% buyer's premium will be added to the high bid to determine the contract price. The high bidder for the real estate will be required to place a \$10,000 deposit down with the balance due in 45 days. REAL ESTATE SELLING AS IS, WHERE IS.



Tammy Miller, CAI, AARE, BAS ♦ Auctioneer ♦ 814-360-4031

TAMMY MILLER AUCTIONS ♦ PA LIC# AU005891

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369 Oakwood Avenue, State College, PA 16803



You do not want to miss this beautiful home!

3 Bedroom, 2 1/2 bath

2 car garage

State College School District

Spacious and private courtyard/deck

FIRST FLOOR:

Master Bedroom 12 X 15 features Walk-in closet, full bath 6 X 15 with whirlpool tub, enhanced shower with seat, 2 sink vanity

Closet 10.5 X 10.5 w/cut-out for built in shelves w/access to crawl space approx. 3 1/2' H

Kitchen 21.5 X 9 w/stove, refrigerator, dishwasher, built-in microwave

Dining Rm 21.5 X 12.5 w/fireplace

Living Room 21.5 X 13.5 w/fireplace w/2 brand new sliding door sets to courtyard/deck 1/2 bath

Closet

Cubbie closet under steps

Kitchen features a lot of cabinets, including pull-down extra counter

Island with cabinet

SECOND FLOOR:

Bedroom 1 - 18 X 13.5 w/ 2 large closets and balcony

Bedroom 2 - 12 X 10 w/closet and access to attic

Sitting Room - 18 X 10 - with built-in bookshelves and oak desk

Full shared walkthrough bathroom w/skylight

ADDITIONAL FEATURES:

Very private and spacious courtyard/deck with built-in hot tub

Water feature in courtyard - bubbling boulder

Tankless water heater in crawl space

State College School District

.14 acres

Gilliland Landscaping

Tubbie's for hot tub seasonal set-up

2 car garage w/attic and storage

2 garage door openers

.6 miles from I-99

Close to shopping, restaurants and hotels

Remington Ridge Association fees

\$325/month (Association fees includes mowing, refuse, expanded basic cable via Comcast and exterior home

maintenance except for driveway and skylights.)

Taxes:

County \$ 577.20 (disc.) /\$ 588.98

Twp. \$ 705.04 (disc.) /\$ 719.42

School \$ 3,285.35 (disc.) /\$ 3,352.40

Be sure to watch the walkthrough video on our website under Current Auctions

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