



**[\$150,000]**

## **Clear Creek**

415 Clear Creek | Emporium | PA | 15834

3 bedroom ranch home with extensive use of glass to create an open atmosphere, vaulted ceiling, rec room office combo, master bedroom with bath, tongue and groove wood, full basement, in ground pool, stream frontage all situated on three large lots.

This is based upon information furnished to us by sources deemed to be reliable but no responsibilities are assumed by reason of error, inaccuracies and or omissions

**Lot Size:** 3 lots  
**Square Footage:** 1900+  
**Taxes:** \$2671+-

**Year Built:** 45+- ave to good overall  
**Type:** Modern or Contemporary ranch  
**Construction:** wood frame

**Type Walls:** Most wood tounge grove  
**Type Floors:** Carpet

**Foundation:** Block  
**Roof:** Shingled 10+-  
**Heating System:** baseboard-wood  
**Sewer:** septic  
**Water:** well  
**Basement:** 1500  
**Garage:** converted to rec room-office  
**Pantry:** by kitchen

**Living Room:** combo  
**Dining Room:** combo  
**Kitchen:** galley type

**Baths:** 2  
**Bedroom #1:** X  
**Bedroom #2:** X  
**Bedroom #3:** X  
**Bedroom #4:**

**Interior:** 3 bedrooms, master bedroom with private bath, mostly tounge grove wall ceiling, lots of windows, fireplace and wood burner

**Exterior:** 3 larger lots, concrete drive leading up to the property, fireplace-wood burner

**Extras:** 3 air conditioning units, in-ground pool

