

# RYERSON REALTY LLC

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**Deborah D Vance, Broker | Michael Ryerson, Sales | Todd Swalin, Sales**  
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**Property Location:** 2405 186th St, Apt #1  
**School District:** Clarion  
**Legal Description:** CONESTOGA, Apt1, Unit1, Parcel 1  
**Price:** \$179,900  
**Approximate Age:** 1974  
**Style:** 2 story Condo

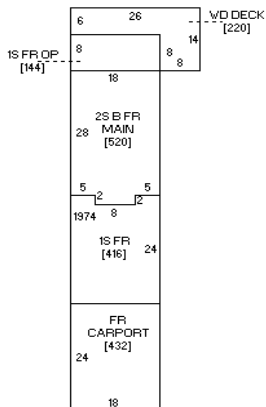
**Bedrooms:** 3  
**Siding:** Vinyl  
**Roof Age:** unknown  
**Lot Size:** 0.16 Acres  
**House Sq. Ft:** 1,456 SF  
**Garage:** 432 SF Carport Att frame, 1974  
**Living Room Flooring:** Carpet  
**Bathroom:** 1 Main, 1/2 lower  
**Basement:** Full

## Kitchen Details:

**Cabinets:** Oak  
**Frig:** Yes  
**Stove:** Yes Electric  
**Dishwasher:** Yes  
**Garbage Disposal:** Yes  
**Dining Space:** Yes  
**Flooring:** Vinyl  
**Dining Room:** Yes  
**Laundry Location:** Basement  
**Washer/Dryer:** Yes - Electric  
**Water Heater:** Electric  
**Water Softener:** Yes  
**Elec. Panel:** Fuses  
**Net Taxes:** \$1,774 2023/2024  
**Terms of Sale/Possessi** Cash/Upon Final Settlement

**Furnace:** Hot Water  
**Central Air:** No  
**12 mo. Avg. elec bill** \$99

## Most furniture stays



The following information, although believed to be accurate, is not guaranteed to be so. Buyer should do his own inspections. We assume no liability. The measurements are estimates only. This info is subject to change without notice. The seller does not warrant appliances past day of listing. The greatest compliment we can receive is a personal referral, please tell your friends about us.