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144 St. Angela Drive, Hazleton, PA 18202

List #09-1074

Listing agent is owner - priced for quick sale. Perfect location - close to schools, shopping, and public transportation. 4 bedrooms, 2.5 baths, eat in kitchen, formal dinign room, living room, rec room, fenced yard. 2 car attached garage in addition to the 2 car detached garage. Concrete drive. Won't last long at this price!!!!

**Contract Information**

Days On Market	26	Book Section	Residential
Listing Date	7/15/2009	End Date	7/15/2010
Original List Price	210,000	List Price	210,000
Buy Br.	3	Sub Ag.	3
Trans. Lic.	0		
Owner	Charles Maso & Sons, Inc.		
Directions	Hazleton Church Street, Rt 309 to 28th Street, turn at McDonalds light, proceed to light at Turkey Hill (coner of Rt 940)Turn left, proceed apx 1000 feet, turn right at Churchview sign; apx 10th home.		
Foreclosure	No	Potential Short Sale	no

**General Property Description**

Property Type	Residential	Tot SF AG +/-	2,004
Fin Below Grnd SqFt.	500	Total SqFt	2,004
SqFt Determination	Field Measurements	Year Built	1998
New/Est/Actual	Actual	Lot Dimensions	90' x 137.65'
Acres +/-	0.28	Realtor.COM Type	Residential - Single Family
Stories	2	Total Rooms	9
Total Bedrooms	4	Total Bathrooms	2.50
Total Full Baths	2	Total 3/4 Baths	0
Total Half Baths	1	Basement	Yes
Fireplace	Yes	Garage Type	Attached
Garage Stall	2	Garage Remarks	Add 2 car detached
Exterior Dimensions	50x34		

**Location, Tax and Other Information**

Area Zone	100-Hazleton Area	Area	102 Hazle Township
County	Luzerne	Transfer/Other Fees	No
School District	Hazleton	Devlop/Subdivision	Churchview Terrace
County Assessment	291,900	Municipality	Hazlet Township
Deed Book/Page No.	3009/121763	Zoning	Residential
School Tax	2,436	County Tax	1,323
Municipality Tax	161	Total Taxes	3,920
Tax Year	2009	Tax Map/Pin #	S8S3002017

**Member Information**

Listing Member	John Maso Office phone: 636.0459 ext. <input type="checkbox"/> Fax: 636.2322	Listing Office	NORTH PENN REALTY
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Home phone: 636.0230

**Status Change Info**

Status	Active	Status Change Date	7/16/2009
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**Details**

<b>Showings:</b>	24 Hour Notice; Appointment Only; Sign on Property; Tenant Occupied	<b>Appliances:</b>	Auto Gar Door Opnr; Electric Ovn/Rng; Microwave; Self Clean Oven
<b>Condition:</b>	Excellent	<b>Fireplace Info:</b>	Family Room
<b>Lot Size:</b>	10,001 - 20,000 SqFt	<b>Outside Features:</b>	Curb; Deck; Fenced Yard; Porch; Sidewalk; Street Light
<b>Lot Description:</b>	Cleared Lot; Level	<b>Inside Features:</b>	Cable TV; Fireplace; Humidifier; Walk in Closet
<b>Levels:</b>	2 Story	<b>Floors:</b>	Ceramic; Wall to Wall; Other
<b>Exterior:</b>	Vinyl	<b>Eating Area:</b>	Breakfast Room; Custom Kicthen; Eat-in-Kitchen; Modern Kitchen
<b>Water:</b>	Public	<b>Financing:</b>	Cash; Conventional
<b>Waste:</b>	Public	<b>Parking:</b>	2 Car; 3 Car+; Attached; Detached; Garage; Parking Pad; Private Drive
<b>Heating:</b>	Humidifier; Natural Gas; Warm Air	<b>Insulation:</b>	Attic Floor; Basement Ceiling; Basement Walls; Insulated Window(s); Sidewall Insulate
<b>Air Conditioning:</b>	Central AC	<b>Basement:</b>	Crawl Space; French Drain; Fully Finished; Heated; Inside Entrance; Outside Entrance; Partial Basement; Wshr/Dryr Hookup
<b>Hot Water:</b>	Gas	<b>Bathroom:</b>	1 Pwd Level 1; 2 Baths Level 2
<b>Electrical Service:</b>	200 Amps or greater	<b>Other Rooms:</b>	Den/TV Room; Family Room; Foyer
<b>Roof:</b>	Asphalt/Fiberglass		
<b>Architecture:</b>	Colonial		

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Family/Rec Room	1		21 x 12		Patio door to deck	Master Bathroom	2		11 x 5		Modern
Kitchen	1		16 x 11		modern	Bathroom	2		9 x 5.5		
Dining Room	1		10.5 x 11			Bedroom 2	2		13.5 x 11.5		Closet
Living Room	1		16.5 x 12.5			Bedroom 3	2		13 x 10.5		closet
1/2 Bathroom	1		5 x 5.5		Modern	Bedroom 4	2		10.5 x 9.5		closet
Master Bedroom	2		12 x 17.5		Walk in closet						

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Prepared by NORTH PENN REALTY on Monday, August 10, 2009 12:17 PM

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