

Real Estate Information:

Owner: Chris E. Downey

Address: 436 Broad Street
Montoursville, PA 17754

County: Lycoming

Municipality: Borough of Montoursville

Zoning: DTC- Downtown Commercial

School District: Montoursville Area

Approximate Age: 1900

Parcel #: 34-100-115

Deed Book #: 9375 **Page #:** 641-643 Parcel #2

Approximate Parcel Size: 29.5' x 110'

Approximate Living Area: 1,724 Square Feet

Approximate 2026 taxes: \$1,970

Property Description

Style: 2 story frame.

First Floor: Enter through a metal front door with sunburst window into a foyer with oak hardwood flooring, under stair closet, lighted coat closet, spindled cherry banister and a carpeted staircase leading to the second floor. To the right is the living room featuring oak hardwood floors, three windows and a lighted ceiling fan. The adjoining dining room offers oak hardwood flooring, two windows, a hanging light and access to a half bathroom with one window, a mirrored medicine cabinet with a light above. The kitchen features Laminate flooring, one window, a ceiling light, wood cabinets and cupboards, Formica countertops, double-bowl stainless steel sink with potscrubber faucet, architectural corner cupboard, Whirlpool glass-top electric range/oven. Connected to the kitchen is a bedroom with carpet, a ceiling light, two windows, and a closet with shelving above. Off the kitchen is a laundry room with carpet, overhead lighting, shelving, a closet, and exterior access.

Second Floor: Access from front foyer carpeted stairs to a carpeted hallway with overhead attic access. Bedroom with carpet, window and closet, master bedroom with carpet, 3 windows and closet, bedroom with carpet, window, closet with shelves, bedroom with carpet, ceiling light, 2 windows, architectural shelves and closet, office or nurse with carpet, architectural shelves, ceiling light and window, bathroom has Laminate floor, medicine cabinet with 2 lighted sconce lights and bathroom ceiling heater.

Attic: Pull down overhead access in second floor hallway, full, floored and lighted.

Basement: Access from rear exterior, concrete floor, lighted, heated and has shelves.

Building Systems

Electrical Service: 100 amp breakers.

Heating: Weil McLain natural gas fired 40-gallon hot water boiler with radiators.

Hot Water Source: American natural gas fired 40 -gallon hot water heater.

Water: Public.

Sewer: Public.

Exterior Features: Enclosed rear porch featuring built-in potting bench with shelves, electrical outlets, asbestos siding, asphalt shingle roof with vent ridge, mail box, dental moulding, shutters, Thermopane windows, concrete sidewalks, fenced patio and rear wood porch with roof.

Additional Information: Additional resources including the brochure, photographs, aerial imagery, disclosure, aerial video and interior video tours can be viewed online at RoanRealEstate.com.

