

The Tribune-Democrat

May 20, 2022

REAL ESTATE WEEKLY

Homes, Land, Rentals in Cambria & Somerset Counties



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NEW LISTING



ONE-OF-A-KIND!

Gorgeous, well-maintained, 3 BR/2.5 BA home on a beautiful street! Updated eat-in kitchen w/appliances, coffered ceiling, granite countertops, and more; formal living w/ fireplace and dining rooms, hardwood floors, first floor den (could be master bedroom). Detached 2-car garage connected with a breezeway, multiple patio areas, covered patio with stone fireplace, surrounded by numerous gardens with lovely flowering shrubbery, trees and flowers. All on 1.25 acres.

Westmont - \$395,000



Call Brian K. Chirillo Broker
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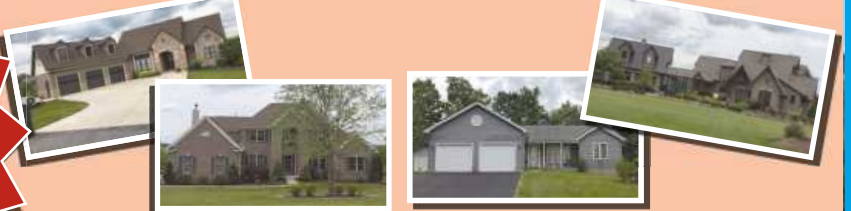
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Dennis Unger,
814-243-8992

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<p>FINE HOMES & LUXURY PROPERTIES</p>	<p>MOVE246</p> <p>174 Whispering Pines Lane, Upper Yoder Twp. Exquisite and incomparable! Mahogany flooring, luxe cherry kitchen, 6 bedrooms, multiple baths, cherry office with bookcases, central air, 3-stall garage, paver patio overlooking in-ground pool, multiple balconies, and 2 acre landscaping ready for a magazine. Call to tour!</p> <p>NOW \$849,900</p>	<p>MOVE203</p> <p>1000 Beechwood Dr., Windber Boro All the best here! 4 bedrooms, 4 1/2 baths, open floor plan, beamed ceiling, 3 fireplaces, central air, family room, oak kitchen, 3-car attached garage, fenced lawn, and 1.49 acre lawn.</p> <p>NOW \$554,900</p>	<p>MOVE251</p> <p>OPEN HOUSE - TOUR SATURDAY 11:00-11:45 AM</p> <p>920 Windan Ln., Westmont Boro Renovated top to bottom! 5 bedrooms, 4 baths, 2 fireplaces, central air, custom kitchen, 2-car garage, tennis court, 1.5+ acre lawn. \$489,900</p>	<p>MOVE259</p> <p>1171 Penn Ave., Conemaugh Twp. Come explore this well-known recreational farm venue! Faranda's Farm sprawls across 44+ acres and is minutes from Rt. 219. Includes 3-4 bedroom farmhouse, barn, veranda, carpools, restrooms, shower house, gazebos, and so much more. Call today for all the details!</p> <p>NOW \$395,000 INCLUDES FARANDA FARM SEASONAL BUSINESS</p>	<p>MOVE200</p> <p>110 Bertmin St., Richland Twp. This one is to see! Main property with 2 bedrooms, sunroom, family room and 2nd unit with 4 bedrooms, 4 baths, and family room. 4 garage stalls, fenced lawn, in-ground pool, and so much more! \$330,000</p>
<p>MOVE260</p> <p>1720 Franktown Rd., Cone. Twp., Cambria Cty. Approx. 12 acres with a pond surround this uniquely restored 3 bedroom, 3 bath home with hardwood flooring, modern oak kitchen, entertainment rooms, covered porches, gazebo, pavilion, 2-car garage. \$319,900</p>	<p>MOVE211</p> <p>159 Pikeview Dr., Conemaugh Twp. Online auction (10% buyer premium of purchase price)-3 bedroom, 2 bath rancher w/2-car garage, 2 bedroom mobile home w/garage, and vacant lot. Auction ends 5/19/22! Call a buyer agent to bid. Bidding starts at \$200,000.</p>	<p>MOVE232</p> <p>162 W. Carroll, Carrolltown Boro Hardwood floors, welcoming foyer, open staircase, 4 bedrooms, center island kitchen, rear deck, and covered porch. (heating system weather damaged) \$119,900</p>	<p>MOVE209</p> <p>818 Cooper Ave., West Taylor Twp. Approx. 1.3 acre surrounds this 3 bedroom with modern updated vinyl-siding, roof, and windows. Open staircase, covered porches, and garage. \$99,900</p>	<p>MOVE235</p> <p>114 Dobson Dr., Richland Twp. Nestled off the main road, come find this brick 2 bedroom, 2 bath rancher with new laminate floored kitchen, dining room/family room combo, 2021 roof, and parking area. \$94,900</p>	<p>MOVE272</p> <p>DRIVEWAY ACCESS INSTALLED</p> <p>7813 Lincoln Hwy, Stonycreek Twp., Somerset County Time to build! 18+ acre parcel, natural setting but situated on Rt. 30 access, approved perc test...Call your builder! \$79,900</p>



INSTANT INFO & PHOTOS at your fingertips!

Text **MOVE XXX** from listing block to **(844) 573-0700!**

(Message and data rates may apply. Text HELP for support or STOP to cancel to (844) 573-0700)



<p>MOVE248</p> <p>236 Thomas St., Cone. Twp., Somerset Cty. Vinyl-sided home with 3 bedrooms, oak kitchen, formal dining room, rear deck, and metal roof. \$62,500</p>	<p>MOVE239</p> <p>1192-4 Bedford St., 17th Ward, Walnut Grove area Double property with 2 bedrooms, 1 bath in each unit, eat-in kitchens, rear deck, separate utilities, and parking area. \$59,900</p>	<p>MOVE242</p> <p>250 Bushwack Rd., Richland Twp. 3 bedrooms, oak kitchen w/wood flooring, main floor laundry room, covered porch, storage shed, 4 stall detached garage, and above-ground pool. NOW \$59,900</p>	<p>MOVE243</p> <p>600-602 Russell Ave., 17th Ward, Moxham area Currently rented multi-unit with 2-2 bedroom units, separate utilities, sewer compliant certificate, and minutes to town. \$44,900</p>	<p>MOVE224</p> <p>4410 Crawford Ave., Northern Cambria Boro Brick duplex with main floor 1 bedroom unit with eat-in kitchen and laundry hookups, and 2nd floor with 3 bedrooms. Attached and detached garage. Separate utilities. *Heating systems needed. NOW \$19,900</p>	<p>MOVE262</p> <p>137 Clair Ave., Lorain Boro Rehab and reno this property! 3 bedrooms, sewer compliant, wood flooring, living/dining room and kitchen. Ferndale School District. \$14,900</p>
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Equal Housing Opportunity Statement

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any "preference, limitation or discrimination because of race, color, religion, sex, disability (handicap), familial status or national origin or intention to make any such preference, limitation or discrimination."

We will not knowingly accept any advertising



EQUAL HOUSING OPPORTUNITY

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CELEBRATING OUR 22ND ANNIVERSARY

VIEW ALL OF OUR LISTINGS 24/7 @ www.JohnstownRealty.com

<p>NEW PRICE 311 Third Street, St. Michael Looking for a great home in Forest Hills Schools? - Here you go!! 2-story vinyl-sided home w/4-5 bdrms, 2.25 baths, updated, dual heat, det. 2-car garage, above gr. pool & deck. Offered at \$120,900</p>	<p>PENDING 611 Shady Lane, Windber Lovely, well cared for 3 BR ranch on double lot, on quiet dead-end street. Paved driveway, one-car att. garage, finished breezeway w/ wood burning stove leads out to covered patio & brick open patio, shed, small goldfish pond. Kitchen/dinette area in rear & lg. LR w/ picture window. All bdrms. roomy, carpeted w/ spacious closets. Main bdrm. has dbl. closets, full bath. LL great finished family rm., lg. laundry, hobby rm., full bath, furnace rm., tons of storage & more. OHW heat, city sewer, & brand new breaker box. \$185,900</p>	<p>NEW LISTING FOREST HILLS - 731 Portage St. Vinyl-sided 2-story w/newer roof & dual paned windows. With some updates, either a great 4 bdrm., 3.5 bath single or a double, 1-car detached garage or storage shed. Call today to tour! \$34,500</p>
<p>PENDING WINDBER - 194 Pomroy's Dr. - Well cared for home. Roomy liv. rm. w/paneled ceiling & carpet w/ hrdwd. underneath. Spacious bath w/ walk-in shower, vanity, linen closet, eat-in kitchen, wood cabinets, new gas stove, fridge stays! 2nd Fl: 3 bdrms., carpet. Irreg. lot, gazebo, lg. deck & more. "Sold As Is - Where Is" to settle estate. Call to Schedule a Tour! \$64,900.</p>	<p>NEW MULTI-FAMILY LISTING WINDBER - 505-507 First St., Mine 37 - Nicely updated & well cared for dbl. home. Live-in one side & let the other help pay your mortgage. 505 has tenant paying \$400/mo., all util. & takes care of mowing & snow. 507 features 3 bdrms., 1st fl. has LR, eat-in kit., laundry & full bath. Shed & garage in rear. Garage offers a LL for workshop/storage. Shed has storage in bottom also. Nice shared rear porch & great covered front porch. Newer metal roof & other updates. Must see!! \$89,900</p>	<h2>SPRING HAS sprung</h2> <p>We are almost sold out!!! WE NEED LISTINGS! Call us today to list your property or home!</p>

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How to choose between an apartment, condo or house

Do you want to move? Are you trying to decide between renting an apartment, owning a condo or buying a house? If so, here are some things you should know about each option.

Apartment

Renting an apartment is ideal for people on a tight budget. It's also great for individuals who don't have the time or energy to maintain a property. Tenant insurance is affordable, and the landlord will be responsible for all maintenance and repairs. Additionally, you can easily move out when you're ready to leave.

However, you'll never get the money you pay for your apartment back, and rental rates increase annually. Additionally, you may have to pay for a parking space or storage locker. Furthermore, your neighbors may be loud, and the landlord might impose rules like a no pet policy. Plus, you may need to restore the apartment to its original condition before moving out. In some cases, you could be forced to leave if the landlord repossesses the apartment.

Condo

Condos are generally more affordable than houses, and many buildings have a pool, gym or other amenities you can use. If you own one, you'll be responsible for maintaining your unit. However, you'll also share responsibility for the upkeep of common areas like



the roof with other condo owners. Consequently, you must pay monthly condo fees in addition to your mortgage. You'll also need home insurance, which can also be expensive, and your mortgage rate could increase at the end of your term. Furthermore, much like an apartment, you must adhere to any building rules.

House

The best part about purchasing a home is that its value will increase over time. Homes offer the most privacy and usually have a spacious yard and parking spot. You also don't have to pay for amenities you don't use, which is often the case with condos. Additionally, you'll have

complete freedom over how you decorate your space.

However, you'll be responsible for all maintenance, which could require a lot of time, energy and money. Additionally, home insurance is more expensive than tenant insurance, and you'll have to pay municipal and school taxes as well. You're also susceptible to rising mortgage rates. Lastly, you don't get to choose your neighbors. Therefore, they could end up being just as bothersome as those in an apartment or condo building.

Regardless of which option you choose, make sure to hire a realtor. A professional agent can help you find the perfect home.



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Call for an evaluation of your property by a **CENTURY 21 Real Estate Professional.**
If your property is currently listed with a real estate broker, please disregard this offer.

NEW PRICE

RICHLAND SCHOOLS MULTI-LEVEL
This home has 3 BR/2 BA, spacious living room with a bar and woodburner, oak kitchen with center island and a skylight in the dining room. Nice rear deck and stamped concrete patios and walkways. Built in 1988 and approx. 1,494 finished square feet. 2-car garage! **\$134,900.** Call Scott, 814-244-5944.

NEW LISTING

SOLD

WINDBER SCHOOLS
Built in 1992, this 2-story, 3 BR/2.5 BA home has a spacious 1st floor family room with a wood-burning fireplace, eat-in kitchen, formal dining room, and a 2-car attached garage. Check out the new full bath and the large deck that overlooks the rear yard. Central air! **\$190,000.** Call Scott, 814-244-5944.

NEW PRICE

COMMERCIAL WINDBER
Great opportunity...Take a look!!! 60x70 garage with 3 doors. Office attached on front of building. Constructed in 1952. **\$139,900.** Call Gary Green for details, 814-269-2121.

NEW LISTING

SOLD

CO. VALLEY SCHOOLS
This spacious & unique home has 2 decks and a solarium with spectacular views!! Pond plus a great super large paver block patio that is perfect for entertaining!! 4 BR incl. huge first floor MBR, 1st floor laundry, huge oak kitchen, all appliances included, desk, island and pantry. 2.3 acre lot, over-sized 2+ plus car garage. **\$279,900.** Call Vicki, 814-659-1637.

NEW LISTING

RICHLAND
This 2 story home offers 3 BR, MBR w/ master bath & 2nd story balcony. Spacious kitchen, separate dining room, 2 full and 2 half baths, first floor family room that leads to a rear patio and above-ground pool. This home has a finished lower level with 1/2 bath, family room with a bar & laundry. New state-of-the-art gas furnace with central air and a tank less HW tank. 1-car garage. **\$225,000.** Call Scott, 814-244-5944.

View All Our Listings at www.johnstownparealestate.com YouTube f t



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(814) 269-4411 or TOLL FREE: 1-877-750-4411 • cbprestigerealty.com

NEW LISTING

DAVIDSVILLE - \$430,000 - 181 Anna Way
Built in 2014, this 4 BR/4 BA home sits on a gorgeous 5.6-acre level lot! Foyer w/ open staircase, LR w/cathedral ceilings & gas FP, formal DR flows into the huge eat-in kitchen w/large center island. Kitchen has quartz counters, 2 sinks, walk-in pantry and SS appliances. Lower level has 9' ceilings for more living space. 3-car attached garage. Too much to mention here!

NEW LISTING

COLVER - \$299,000 129 Zimmerman Rd.
Beautiful 3 BR/3 BA modified A-frame home on 6.9 acres. Detached 2.5 car garage, 3-horse stall pole barn w/tack room & small chicken coop. 5 pasture areas w/electrified fencing.

NEW LISTING

STONYCREEK TWP. - \$139,900 - 809 Freedom Ave.
Easy one floor living with this 3 BR/2 BA sided ranch with a pretty newly renovated kitchen, large LR & 2 bedrooms & bath on the 1st floor. Finished lower level w/bedroom, family room & new half bath & laundry area. Newly paved drive & 1-car attached garage.

NEW PRICE

RICHLAND - \$136,000 271 Oakridge Dr.
Cozy 3 BR/1.5 BA on a relatively flat half acre lot! Large front covered porch & gazebo in back for relaxing & entertaining. Beautifully remodeled full bath featuring a jetted tub & separate shower. Plenty of storage w/2 walk-in closets. Partially finished basement w/pretty stone-based bar. 2-car detached garage.

NEW LISTING

GEISTOWN/RICHLAND SCHOOLS - \$129,900 704 Scalp Ave.
This 4 BR stone beauty has been recently occupied as a family home, but it is zoned COMMERCIAL so there are endless opportunities here!

NEW LISTING

RICHLAND - \$79,900 - 117 Rainbow Dr.
Don't miss seeing this 3BR/2BA vinyl ranch style home with a formal LR, eat-in kitchen w/appliances, 3-season porch and hardwood flooring under carpet in living room & 2 of the bedrooms. Rear yard w/ storage shed. Sewer compliant.

NEW LISTING

21st WARD - \$57,500 - 48 Boyer Street
Top quality one owner 3BR/2BA raised ranch set amid the trees above the city at the top of a no through street! Hardwood floors & plaster walls throughout. Brand new vinyl siding & a gorgeous oak eat-in kitchen w/stained glass accents. Living room w/large picture window & full finished basement w/ laundry area & half bath. 1-car integral garage.

NEW LISTING

MOXHAM \$49,900 655 Coleman Ave.
Move right into this 3 BR/1.5 BA home. Spacious LR flows into the large separate DR. Kitchen w/wood cabinets & new floor plus all appliances. Newer furnace, electrical box and is sewer compliant. 2-car detached garage.

NEW LISTING

WEST END - \$36,500 - 174 Chandler Ave.
Don't just drive by this 3 BR/1 BA home as it is much larger than it looks! 2-car detached garage and plenty of off-street parking in the rear of the home. Central air. Pretty hardwood floors & spacious eat-in kitchen. Side covered porch and rear covered patio. Full walk-up attic.

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