

# KW Real Estate

APRIL 2013, VOL. 4 No. 4

*2nd Largest Real Estate Company in North America*



Page 2

MLS #38342

Contact Anne Leonard



Page 3

MLS #38327

Contact Lesley Heller-Guenther or Peggy Heller



Page 5

MLS #36240

Contact Pat Long



**Coming Soon**

Contact Barb Loviscky or Annette Yorks



*Commercial Division*



*Residential Division*



*Property Management Division*

**UseKW.com**

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740 S. Atherton Street, State College, PA  
Each office is independently owned and operated.



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# RESIDENTIAL

## NEW LISTING

\$1,390,000



**MLS#38414**

- 5 BR, 3 full - 3 half baths, 2 Story, TASD
- Custom home, 10.35 Acres
- Cherry Flooring & Cabinetry & Granite throughout
- Large Game Room, Family Room, Wine Cellar
- [www.HickoryRidgeEstates.net](http://www.HickoryRidgeEstates.net)

## Cedar Cliff

\$1,195,000



**MLS#35824**

- 5 BR, 6.5 baths, 2 Story, SCASD
- 2 master suites, each bedroom has its own full bath!
- Brazilian cherry flooring
- Commercial grade kitchenite
- [www.cedarcliff.com](http://www.cedarcliff.com)

\$525,000

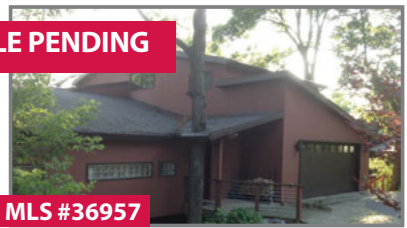


**MLS#35380**

- 7 BR, 2 full 2 half baths, Contemporary, PVSD
- 10 Stall Horse Barn
- 7.2 acres

## SALE PENDING

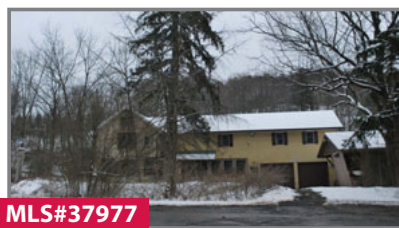
\$550,000



**MLS #36957**

- 5 BR, 3 bath, Contemporary, SCASD
- State of the art Kitchen w/gas stove & electric cooktop
- 2 Master bedroom suites
- Granite enclosed 2 person Jacuzzi tub

\$525,000

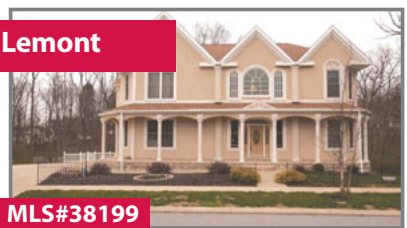


**MLS#37977**

- 3 BR, 1.5 bath, 2 Story, Juniata ASD
- Nearly 39 acres
- Fully Furnished

## Lemont

\$495,000

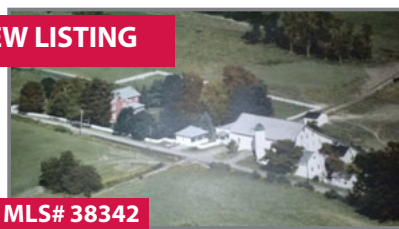


**MLS#38199**

- 4 BR, 4 bath, 2-Story, SCASD
- Bamboo Flooring
- Granite flooring & countertops in lavish, gourmet kitchen

## NEW LISTING

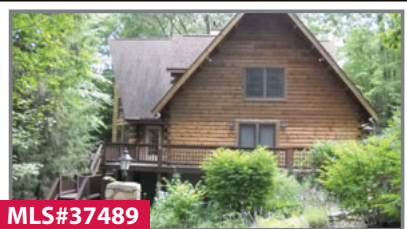
\$499,000



**MLS# 38342**

- 6 BR, 3 bath, 2-1/2 Story, TASD
- Close to State College, PSU & Altoona
- 15 Acre Gentleman's Farm
- Former B&B

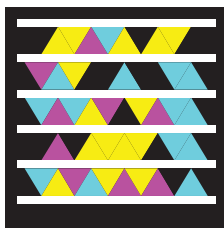
\$429,900



**MLS#37489**

- 5 BR, 4 bath, Log Contemporary, TASD
- 5.14 acres
- Stone Fireplace

View the  
an Entire  
MLS on  
Your  
Smart  
Phone by  
Scanning  
this Tag!



## NEW LISTING

\$394,300



**MLS# 38274**

- 3 BR, 2-1/2 bath, 2 Story, SCASD
- Custom kitchen w/granite tops
- Lots of upgrades included

**NEW PRICE**



**\$379,900**

**MLS # 37986**

- 4 BR, 3.5 bath, 2-Story, SCASD
- Close to Grays Wood Elementary
- Popular Neighborhood
- Wooded Behind House

**SALE PENDING**



**\$379,900**

**MLS#37134**

- 6 BR, 3.5 baths, 2 Story, SCASD
- 2 Acres
- Greenhouse w/waterfall

**NEW PRICE** Rights Lot #98



**\$364,900**

**MLS#37651**

- 3 BR, 2 bath, Ranch, BASD
- Custom Cabinetry; Granite Counters
- Cathedral Ceiling Great Room
- Covered Deck

**Sale Pending**



**\$369,000**

**MLS#37034**

- 3 BR, 3.5 bath, 1-1/2 Story Condo, SCASD
- Luxurious Open Floor Plan
- Bedroom w/Private bath all levels

**\$349,000**



**MLS #37496**

- 3 BR, 2 baths, Contemporary, PVSD
- 6 acres w/outstanding view
- Redone interior – new flooring; bath fixtures; updated kitchen

**NEW LISTINGS**



**\$336,400**

**MLS# 38261**

- 3 or 4 BR, 2-1/2 bath, Cape Cod, SCASD
- 1st Floor Master Suite
- Very Attractive w/Craftsman Accents

**\$325,000**



**MLS#37801**

- Juniata Valley
- 2 Horse Structures
- Located in Clean & Green

**NEW LISTINGS**



**\$321,900**

**MLS# 38231**

- 3 or 4 BR, 2-1/2 bath, Cape Cod, SCASD
- 1st Floor Master Suite
- Very Attractive w/Craftsman Accents

**NEW LISTING**



**\$319,900**

**MLS#38327**

- 3 BR, 3.5 bath, 3 Story, BASD
- Big Rooms & tons of closet space
- 20 minutes to State College

**School District Key**

BASD ..... Bellefonte  
 BEASD ..... Bald Eagle  
 HASD ..... Huntingdon  
 JVSJ ..... Juniata Valley  
 KCASD ..... Keystone Central  
 MUSJ ..... Mount Union  
 MVSD ..... Moshannon Valley  
 POSJ ..... Philipsburg-Osceola  
 PVSD ..... Penns Valley  
 SCASD ..... State College  
 TASD ..... Tyrone

# The Keller Williams Advantage

## kw. Spotlight Article

### **We Are #1, Congratulations KW!**

Published by [Keller Williams Realty](#) on February 17, 2013

Keller Williams Realty announced that it is now the largest real estate franchise company by agent count in the United States. In recent years, the company has surpassed RE/MAX, Century 21, and then finally Coldwell Banker to secure the industry's top position. The news, based on publically available information as of Feb. 6, 2013, was announced in front of more than 10,000 Keller Williams associates during the company's Family Reunion.

CEO Mark Willis declared: "We are one family, we have one destiny, we share one thing. We are America's #1 real estate company by agent count!"

Willis also reported on the strong productivity gains by Keller Williams associates in 2012. Year over year, per-agent units increased 23 percent, closed volume was up 31 percent, and gross commission income rose 28 percent. Moreover, a record 91 percent of the company's offices were profitable for the year. The company also announced total profit share of \$55 million – an increase of 44 percent over the previous year.

During her State of the Culture report, Keller Williams Realty President Mary Tennant updated attendees on KW Cares, which in 2012 awarded \$2.7 million in grants to associates and their families in need.

"One of the keys to Keller Williams Realty's phenomenal success has been our ability to grow organically – from agent to agent, from market center to market center, from country to country – earning our reputation one person at a time," Heller said.

The No. 1 announcement and celebration capped a remarkable year for the company: J.D. Power and Associates ranked Keller Williams "Highest in Customer Satisfaction" among both home buyers and home sellers; Keller Williams was ranked No. 9 on America's Top 150 Workplaces – the only real estate company on the list; and in April, Keller Williams Realty co-founder and bestselling author Gary Keller will publish his latest book, *The ONE Thing: The Surprisingly Simple Truth Behind Extraordinary Results*.

**NEW PRICE**



**\$315,000**

**MLS#37938**

- 4 BR, 2.5 bath, 2 Story, SCASD
- Located near schools, shopping & parks
- 9' ceilings/sunroom/water feature in yard

**NEW PRICE**



**\$310,000**

**MLS#37835**

- 5 BR, 2 bath, Contemporary 1-1/2 Story, BASD
- 4.06 wooded acres
- Open Floor Plan, ceramic tile, cherry cabinets
- One Year Home Warranty


**\$304,900**



**MLS#36583**

- 3 BR, 2 bath, Ranch, BASD
- Hardwood, gas fireplace
- Open Floor Plan
- Grove Park, Ralph Searly Construction

**NEW LISTING**



**\$292,300**

**MLS#38263**

- 3 BR, 2 bath, Ranch, SCASD
- Open Floor Plan
- 3 car garage option available

**\$290,000**



**MLS#31022**

- 2 BR, 1 baths, 2 Story, SCASD
- Large 12 acre lot
- Central location

**NEW PRICE**



**\$279,900**

**MLS#37609**

- 4 BR, 3 bath, Ranch, SCASD
- Open Floor Plan
- 1 Acre

**Sale Pending**



**\$279,900**

**MLS#38256**

- 4 BR, 2.5 bath, 2 Story, SCASD
- Central A/C, eat-in-kitchen w/screened in porch
- Finished walk-out basement



**\$279,900**

**MLS#34549**

- 4 BR, 2.5 baths, 2 Story, BASD
- Heat pump w/central air
- 14' x 12' Deck

**\$279,900**



**MLS#31117**

- 4 BR, 2.5 Bath, 2 Story, SCASD
- Heat Pump w/ Central Air
- Gas Fireplace



**\$274,900**

**MLS #36240**

- 4 BR, 2.5 baths, 2 Story, SCASD
- Nice floor plan
- Large master suite

**NEW LISTING**

**\$269,900**



**MLS#38229**

- 5 BR, 2 bath, Split Entry, SCASD
- Refinished hardwood throughout
- Wood burning fireplace



**MLS#37982**

- 3 BR, 2.5 bath, 2 Story, BASD
- Beautiful Views!
- Over 1/2 acre lot!!

**\$269,900**

**Sale Pending**

**\$264,500**



**MLS#38168**

- 5 BR, 3.5 bath, Ranch, SCASD
- Finished walk-out lower level, hardwood floors
- 2 fireplaces, heated shop, spectacular views

**MODEL UNITS**

**\$259,000  
to \$287,500**



**MLS# 24434, 25508, 22971  
27834, 25511, 27371**

- 3 BR, 3.5 Bath, Townhome, SCASD
- Style and Luxury
- Convenient to town, campus and medical facilities

**\$256,900**



**MLS#37554**

- 3 BR, 2 baths, Ranch, BEASD
- 2.8 Acre private treed lot
- Marble wall fireplace
- Hardwood, marble & tile floor

**\$255,000**



**MLS#38164**

- 4 BR, 2.5 bath, 3 Story Historic, BASD
- Large Bedrooms
- Historic District

**NEW LISTING**

**\$249,900**



**MLS#38251**

- 3 BR, 2-1/2 bath, Ranch, SCASD
- Hardwood throughout
- Fireplace & Central Air

**NEW LISTING**

**\$249,900**

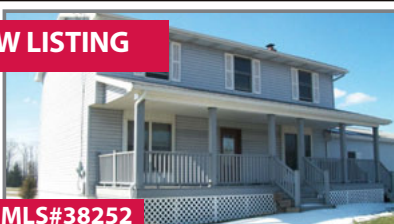


**MLS#38388**

- 3 BR, 2 bath, Cape Cod, SCASD
- 2 Car Garage
- Deck/Media Room

**NEW LISTING**

**\$239,900**



**MLS#38252**

- 5 BR, 3 bath, 2 Story, SCASD
- 1.43 acre lot
- Large deck & porch

**\$239,999**



**MLS#36946**

- 5 BR, 3 bath, 2 Story, SCASD
- Newer stainless Kitchen, baths, laminate & ceramic flooring galore
- Lower Level Guest suite or office w/private entrance

**Sale Pending**



**\$239,900**

**MLS#37499**

- 4 BR, 3 bath, Ranch, SCASD
- Upgraded kitchen
- Full finished lower level w/walkout to 27'x10' patio

**Sale Pending**



**\$239,900**

**MLS#38097**

- 4 BR, 3 bath, Ranch, SCASD
- 40'x40' oversized heated garage
- Family room, play area, office/4 bedroom
- Hardwoods, tile, fireplace

**NEW LISTING**



**\$238,400**

**MLS#38266**

- 3 BR, 2.5 bath, 2 Story, BASD
- Large custom kitchen, hardwood floors
- Walk-out basement w/deck
- Natural Gas Heating w/AC

**NEW LISTING**



**\$231,000**

**MLS#38386**

- 3 BR, 2.5 bath, 2 Story, BASD
- Granite countertops, kitchen island
- Natural gas heating with A/C
- Walk-out basement with deck

**Sale Pending**



**\$229,900**

**MLS#37730**

- 4 BR, 1.5 bath, 2 Story, SCASD
- Lots of Updates
- "Greentree", Close to Campus



**\$219,000**

**MLS #38215**

- 4 BR, 2 bath, Ranch, KCSD
- Large 1 acre lot
- 2 car garage/Central A/C

**Sale Pending**



**\$210,000**

**MLS#37767**

- 5 BR, 3 bath, Ranch, SCASD
- Hardwood Floors
- Fireplace



**\$189,900**

**MLS # 38235**

- 4 BR, 3.5 bath, Duplex-Condo, BASD
- Two Master Suites
- Great Finished Basement
- Natural Gas Heating w/AC

**NEW LISTING**



**\$197,270**

**MLS#38309**

- 3 BR, 2 bath, Ranch, BASD
- New Construction near Airport
- Community Clubhouse w/gym

**NEW PRICE**



**\$190,000**

**MLS # 38238**

- 3 BR, 1.5 bath, Split Entry, BASD
- Eat-in-kitchen with new flooring
- Finished lower level

**Sale Pending**

**\$194,500**

**MLS # 37321**

- 2 BR, 2 Bath, Condo, SCASD
- Light bright corner unit
- Upscale kitchen w/Bosch appliances
- Incredible master bath



**\$192,900**

**MLS#37745**

- 3 BR, 2 bath, Ranch, BASD
- New Construction
- 2 Car Garage



**PRICE REDUCED!**

**\$190,000**

**MLS#37573**

- 7 BR, 4 bath, 2 Story, PVSD
- Tri Plex
- Fully Rented



**Sale Pending**

**\$189,900**

**MLS#38178**

- 3 BR, 2 bath, Ranch, SCASD
- Eat-in kitchen, tile backsplash
- \* New refrigerator, washer/dryer
- \* Convenient location



**\$189,900**

**MLS#34685**

- 26 Acres, Bellwood-Antis SD
- 2,000 ft of river frontage (Little Juniata)
- Flat, wooded



**Sale Pending**

**\$189,500**

**MLS#35827**

- 3 BR, 1 bath, Split Entry, BASD
- Central Air
- Sunroom with hot tub

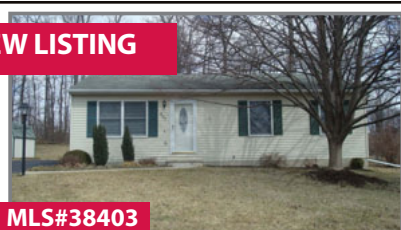


**NEW LISTING**

**\$185,000**

**MLS#38403**

- 3 BR, 2 bath, Ranch, SCASD
- Deck
- Finished Basement



**NEW LISTING**

**\$185,000**

**MLS#38270**

- 6 BR, 4 bath, 3 Story Historic, Curwensville SD
- Stately Victorian Gem, attached apartment
- Unmatched architectural detail
- Wrap around porch, 4 fireplaces



**Sale Pending**

**\$177,400**

**MLS#36967**

- 4 BR, 2 bath, 1-1/2 story, SCASD
- Hardwood Floors
- 2 Car garage; Close to Town

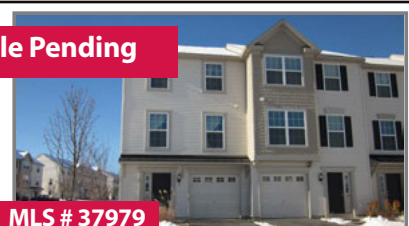


**Sale Pending**

**\$177,000**

**MLS # 37979**

- 3 BR, 2.5 bath, Townhome, BASD
- Gas Heating
- Maintenance Free Living
- End Unit w/Deck







## PROPERTY MANAGEMENT

*Looking for a Property Management Company that takes the stress out of renting? Contact Advantage 1 Property Management, LLC*

**Advantage 1**  
 Property Management, LLC

### **Service We Provide**

- Finding a responsible tenant by taking applications, checking references, and credit reports on prospective tenants.
- Maintain deposit and rent monies with reporting.
- Employ, supervise and discharge all labor required for the operation and maintenance of the property.
- Commercial Leases

**Call Our Team today!**



**Advantage 1**  
 Property Management, LLC

(814) 272-6150

**MYADVANTAGE1.COM**

740 South Atherton Street, State College, PA 16801

# LOCAL DIRECTORY OF SERVICE

### CLOSING SERVICES

#### **Mortgage Settlement Services**

107 S. Spring St. Bellefonte

(814)357-05950

e-mail: mtg.smith@verizon.net



### INSPECTION SERVICES

#### **Resident Experts LLC**

Home, Septic, Radon Inspections

(814)357-0204

tom\_wilson@residentexpertsLLC.com

#### **Dwelling Diagnostics**

**Roger Baker**

(814) 632-9224

Home Inspections – Radon Testing

Septic Inspections – Water Analysis

**\$173,900**



**MLS#37716**

- 3 BR, 2.5 bath, Split Entry, TASD
- Woodstove
- Large Deck

**NEW LISTING**



**MLS#38250**

- 3 BR, 1.5 bath, Split Level, BASD
- New Flooring throughout
- Pellet Stove and Gas Fireplace
- Large Deck & Gazebo

**NEW LISTING**



**MLS#38375**

- 3 BR, 2.5 bath, Ranch, PVSD
- Beautiful New Kitchen
- Great partially finished lower level

**Sale Pending**



**MLS #38107**

- 4 BR, 2 bath, Ranch, BASD
- Hardwood Floors in Living Room
- Finished Basement

**\$169,900**



**MLS#37936**

- 4 BR, 2 bath, Duplex, BASD
- 2 Units w/ 2 br, 1 full bath each
- Excellent rental income
- Lower level w/ walkout & finished common area

**NEW PRICE**



**MLS#34891**

- 2/3 BR, 2 bath, Ranch, BASD
- Energy Efficient, Condo Association
- One Floor Living, New Paint & Carpet
- 5 Miles from Stadium, You Own Land, Own Lot
- [www.nittanynglen.org](http://www.nittanynglen.org)

**\$165,000**



**MLS#37362**

- 5 BR, 2 bath, 2 Story, BEASD
- Spacious home in the country
- Large yard

**\$164,900**



**MLS#38396**

- 3 BR, 2 bath, 2 Story, BEASD
- New Kitchen Cabinets/New Fixtures
- Above Ground Pool/Updated bathrooms
- Hardwood Floors/wood-pellet Stove/New Windows

**Motivated Seller**



**MLS#34117**

- 3 BR, 1.5 bath, 2 Story, Mifflin County SD
- Just Under 12 Acres— Mineral rights
- Screened-in Porch, Backs to State Park
- Great Retreat

**NEW LISTING**



**MLS#38365**

- 4 BR, 2 bath, 2 Story, PVSD
- 1st Floor Master
- Central A/C

**NEW LISTING**



**\$159,700**

**MLS#38362**

- 3 BR, 1 bath, Ranch, SCASD
- Walking distance to shopping & campus
- Full Basement & Garage

**SALE PENDING**



**\$156,950**

**MLS#36831**

- 2 BR, 2 bath, Ranch, BASD
- One Floor Living
- 0.40 Acre Lot
- 2 Car Garage


**\$155,000**



**MLS#35038**

- Bald Eagle Area School District
- 8.47 Acres
- Mineral rights included

**\$153,900**



**MLS#37904**

- 4 BR, 3 bath, 2 Story, SCASD
- 2 Car Garage w/ electricity
- Wood stove in den

**NEW LISTING**



**\$149,900**

**MLS#38400**

- 4 BR, 2 bath, Ranch, Clearfield SD
- Totally Renovated!
- Large Lot!

**NEW LISTING**



**\$149,900**

**MLS#38195**

- 3 BR, 1 bath, Ranch, BASD
- Beautiful Mountain Views
- Double Lot with large backyard

**Sale Pending**



**\$149,900**

**MLS#37466**

- 3 BR, 2 bath, 2-1/2 Story, PVSD
- Condo property
- Access to pool & 14 garage bays

**Sale Pending**



**\$147,400**

**MLS#35204**

- 3 BR, 1 bath, Ranch, SCASD
- Minutes to downtown, park & grocery store
- 1 car garage, nice lot

**Two Established Business**



**\$144,900**

**MLS#37638**

- 3 BR, 1 bath, 2 Story, POSD
- 2 Separate Turn Key Business
- Green House, Antique Shop



**\$139,900**

**MLS#37427**

- 4 BR, 1 bath, 2 Story, PVSD
- Village Commercial
- 1st Floor Bedroom

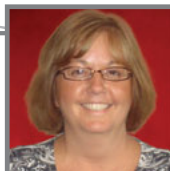


# Meet Our Keller Williams Family

Put our Agents to Work for You



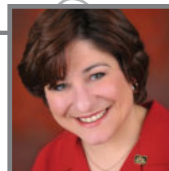
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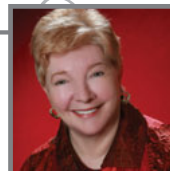
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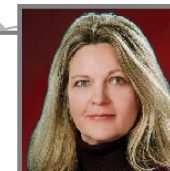
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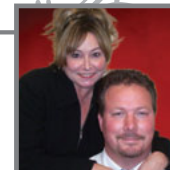
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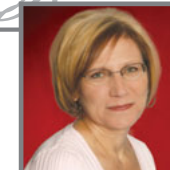
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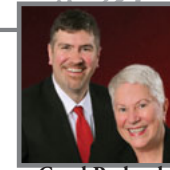
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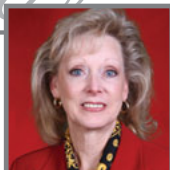
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packardjohn@ymail.com



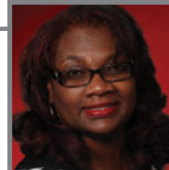
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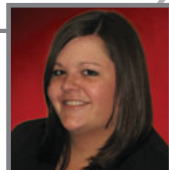
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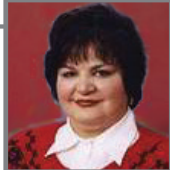
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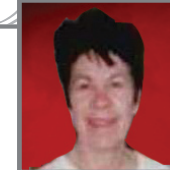
**Cory Peters**  
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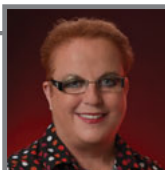
**Amy Rider**  
(814) 280-7170  
ridamy94@yahoo.com



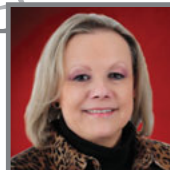
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Emily@leanonEmily.com



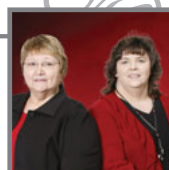
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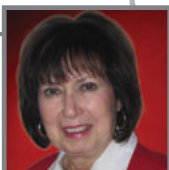
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(814)-933-2891  
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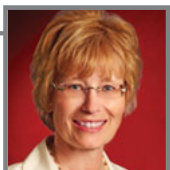
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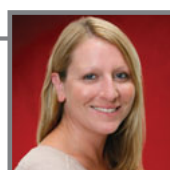
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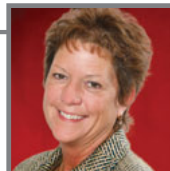
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RobertVogely@aol.com



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rywang3@gmail.com



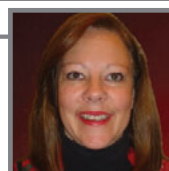
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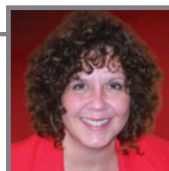
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akacate@msn.com



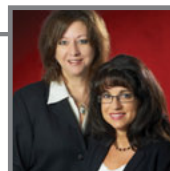
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**Sale Pending**



**MLS#35491**

- 4BR, 1.5 baths, 2 Story, POSD
- New Custom Kitchen
- Hardwood Floors

**\$139,900**

**Sale Pending**



**MLS#33229**

- 4 BR, 2.5 bath, Ranch, POSD
- 8 Acre Lot
- 1,800 sq. ft.; Hardwood Floors
- Beautiful Property

**\$139,900**



**MLS#37739**

- 2 BR, 2.5 bath, 2 Story, BASD
- Custom Kitchen
- Patio/Low Association Fee \$60

**\$138,900**



- 2 BR, 2.5 bath, Condo, BASD
- Each bedroom has it's own bathroom
- 2nd Floor Laundry

**MLS#37138**

**\$138,500**



**MLS#37117**

- 3 BR, 1 bath, Ranch, TASD
- Within 25 miles of State College & Altoona
- Hdw flrs – great 0.93 acre lot – close to Warriors Mark

**\$129,900**

**Sale Pending**



**MLS#37346**

- 2 BR, 1 bath, Cape Cod, KCSAD
- Well maintained; close to LHU
- Nicely landscaped yard

**\$129,900**



**MLS#37893**

- 2 BR, 1 bath, Ranch, BEASD
- Oak laminate flooring
- Fishing stream rear of property

**\$127,500**

**NEW LISTING**



**MLS#38320**

- 4 BR, 4 bath, 2 Story, BEASD
- 0.98 acres
- Room to Grow!

**\$119,900**

**Sale Pending**



**MLS#38217**

- 2 BR, 1 bath, Ranch, BASD
- 2 car garage

**\$119,900**



**MLS#32637**

- 3 BR, 1 bath, Ranch, SCASD
- Fireplace/Deck/Fenced in Backyard
- Large Family Room/2 Car Garage

**\$119,000**

**Sale Pending**

**\$119,900**

**MLS#37467**

- 2 BR, 2 Bath, 2 Story, PVSD
- Condo Property
- Access to pool & 14 garage bays

**NEW LISTING**

**\$113,000**

**MLS#38411**

- 3 BR, 1.5 bath, 2 Story, BASD
- Large Lot!
- Hardwood Floors!

**NEW PRICE**

**\$112,500**

**MLS#37543**

- 5 BR, 2 bath, Multi-Level, POSD
- Many recent updates
- Home Warranty included

**NEW PRICE**

**\$109,900**

**MLS#38131**

- 8 BR, 3 bath, 2 Story, PVSD
- Duplex on 2 acres
- Additional 2/bedroom over garage

**ECHO HILLS**

**\$105,000**

**MLS#37469**

- Lot in SCASD
- Gas available & great view
- 1.27 Acre w/Woods in Rear

**Sale Pending**

**\$94,900**

**MLS#37754**

- 4 BR, 2 bath, 2 Story, PVSD
- True Log Home
- Historic Aaronsburg

**\$92,500**

**MLS#36852**

- 2 BR, 1.5 baths, 2 Story, BASD
- Great Family Home or Investment Opportunity
- Eat-In Kitchen
- Garage and Storage Shed

**\$89,900**

**MLS#36983**

- 4 BR, 2 bath, 2 Story, BEASD
- Huge log kitchen
- Deluxe bath

**\$75,000**

**MLS#37684**

- 1 BR, Cabin, SCASD
- Leased Lot, skiing, hunting, biking
- Small stream nearby, updated
- Rothrock Forest; Behind Tussey Mtn. Ski Area

**\$75,000**

**MLS#37819**

- 5.85 acre building lot, BASD
- Public water & sewer available

# LAND & BUILDING LOTS FOR SALE

## STATE COLLEGE Area School District

- MLS#31398 ..... **\$836,000**
- 19.98 Acre Lot, Zoned A
  - Off of I-99 at Innovation Park
- MLS#32182 ..... **\$650,000**
- 8.8 Acre lot
- MLS#31753 ..... **\$94,900**
- 1.63 acre wooded lot, SCASD
  - Choose your own builder; Prestige Neighborhood
- MLS#37421 ..... **\$84,900**
- 0.70 acre lot, SCASD
  - Choose Your own Builder
- MLS#37422 ..... **\$74,900**
- 0.84 acre lot, SCASD
  - Choose Your own Builder
- MLS# 25590. .... **\$69,000**
- .2 acre lot in Mt. Nittany Terrace , SCASD
- MLS# 23527. .... **\$69,000**
- .20 acre lot on Matilda Avenue

## BELLEFONTE Area School District

- MLS #37819 ..... **\$75,000**
- 5.85 acre building lot, BASD
  - Public water & sewer available
- MLS #37550 ..... **\$50,000**
- 1.03 acre lot, Glen Acres Development
  - Public Water – Great Location
- MLS #37818 ..... **\$49,900**
- 3 Acres vacant Land, BASD
  - Part wooded building lot
- MLS #37548 ..... **\$48,000**
- .75 acre lot, Glen Acres Development
  - Public Water – great location
  - Close to Bellefonte and State College

## HUNTINGDON Area School District

- MLS #37239 ..... **\$38,900**
- Electricity on Property
  - Perked, flat 1.2 Acres
  - Native Trout Street
- MLS #37824 ..... **\$24,900**
- Minutes to Raystown Lake!
  - Huntingdon Area School District
  - Great 2nd Home Opportunity

## PHILIPSBURG-OSCEOLA Area School District

- MLS #37965 ..... **\$13,000**
- 33x88 borough lot, Philipsburg-Osceola School District
  - Public Utilities available, alley in rear
  - Close to shopping, school, and recreation

## BELLWOOD-ANTIS Area School District

- MLS#34685 ..... **\$189,900**
- 26 Acres
  - 2,000 ft of river frontage (Little Juniata)
  - Flat, wooded

## PENNS VALLEY Area School District

- MLS #36069 ..... **\$349,900**
- 31.38 acres
  - 25 minutes to State College
  - Close to schools and shopping
- MLS #38218 ..... **\$84,900**
- +/- 5 Acre Wooded Lot
  - Close to Penn State
- MLS #36067 ..... **\$64,900**
- 1.822 Acres
  - 25 minutes to State College
  - Close to schools and shopping
- MLS #36068 ..... **\$35,900**
- 1.254 Acres
  - 25 minutes to State College
  - Close to schools and shopping
- MLS #37269 ..... **\$34,900**
- Large level lot in Centre Hall
  - Close to local shopping & recreation
- MLS #37887 ..... **\$19,900**
- Lot 0.32 acre, level lot
  - Penns Valley Area School District
  - Public Water, Perk Test Done

## MOSHANNON VALLEY Area School District

- MLS #37727 ..... **\$94,000**
- Approx. 55 acres of land
  - Wooded/open with no zoning

## TUSSEY MOUNTAIN Area School District

- MLS #37821 ..... **\$37,500**
- Close to Lake & State Game Land
  - Tussey Mountain School District
  - Ideal spot for 2nd home!
- MLS #37820 ..... **\$30,500**
- Close to Lake & State Game Land
  - Tussey Mountain School District
  - Ideal spot for 2nd home!

## TYRONE Area School District

- MLS #38094 ..... **\$85,000**
- 6.3 acres lot in TASD
  - Already subdivided into 6 different lots.
  - Great Views

## BALD EAGLE Area School District

- MLS #38224 ..... **\$537,500**
- 179.23 Acres Wooded Lot

**NEW LISTING**



**\$74,900**

**MLS#38364**

- 3 BR, 1.5 bath, 2 Story, Glendale SD
- Great First Time Buyer
- Extra Lot for Rental or New Home

**Sale Pending**



**\$74,900**

**MLS#37780**

- 3 BR, 2 bath, Doublewide, POSD
- Immaculate!!
- Huge Master Bedroom



**\$74,900**

**MLS#37674**

- 2-3 BR, 1 bath, 2 Story, BEASD
- Great First Time Buyer Home



**\$74,000**

**MLS#38094**

- 6.3 acres lot in TASD
- Already subdivided into 6 different lots
- Great Views!!!



**\$72,000**

**MLS#38132**

- 3 BR, 1.5 bath, 1-1/2 Story, Mifflin County SD
- New Windows/2011
- Newer Furnace (3-4 year old)

**NEW LISTING**



**\$72,500**

**MLS#38273**

- 3 BR, 1 bath, 2 Story, Moshannon Valley SD
- 0.57 Acre lot, Detached Garage
- New Oak Kitchen Cabinets
- New Windows Throughout, 1 Year Home Warranty



**\$63,365**

**MLS#37734**

- Building Lot for Sale, PVSD
- 2.57 acres, Level Lot
- Choose your own Builder
- Just 30 minutes to PSU

**Sale Pending**



**\$39,900**

**MLS#36278**

- 2 BR, 1 bath, 1-1/2 Story, BEASD
- New siding, windows
- Sold "AS-IS"



**\$59,900**

**MLS#37405**

- Wooded Home site, BASD
- Build your Dream Home
- 2.27 acre in Woods at Sand Ridge
- Priced to Sell

**Sale Pending**



**\$57,900**

**MLS#34914**

- 3 BR, 1 bath, Ranch, PVSD
- 3 integral and 4 detached garages
- Near Elk Creek and Poe Valley



**NEW PRICE**



**\$49,000**

**MLS#37158**

- 6 BR, 2 Bath, 2 Story, BASD
- Handyman Special
- AS IS

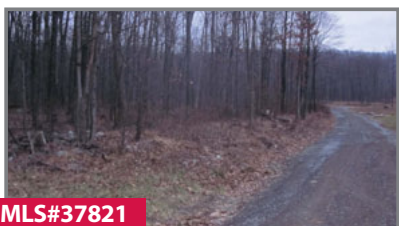
**NEW LISTING**



**\$44,900**

**MLS#38222**

- 3 BR, 2 bath, Doublewide, PVSD
- Like new doublewide
- Central A/C, covered porch
- Eat-in-kitchen, walk-in master closet



**\$37,500**

**MLS#37821**

- Close to Lake & State Game Land
- Tussey Mountain School District
- Ideal spot for 2nd home!

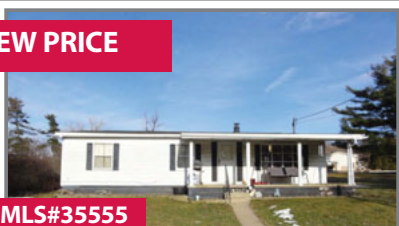


**\$30,500**

**MLS#37820**

- Close to Lake & State Game Land
- Tussey Mountain School District
- Ideal spots for 2nd home!

**NEW PRICE**



**\$28,500**

**MLS#35555**

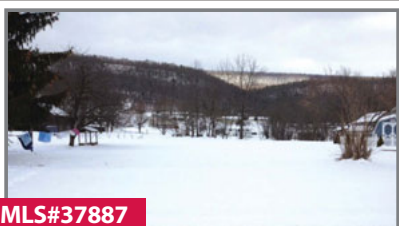
- 3 BR, 1 bath, Modular Ranch, POSD
- Large lot w/set back
- Peaceful setting



**\$24,900**

**MLS#37824**

- Minutes to Raystown Lake!
- Huntingdon Area School District
- Great 2nd Home Opportunity



**\$18,500**

**MLS#37887**

- 33x88 borough lot,
- Philipsburg-Osceola School District
- Public Utilities available, alley in rear
- Close to shopping, school, and recreation

**kw**

*Put your  
home here!*



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This charity is the heart of the Keller Williams Realty culture in action - finding and serving the higher purpose of business through charitable giving in the communities where our agents live and work.

KW Cares was the brainchild of the agents of Keller Williams Realty and Mo Anderson, Vice Chair of Keller Williams Realty International, who took this dream and brought it to fruition. Today it is supported by all KW associates.

# COMMERCIAL

**\$836,000**



**MLS#31398**

- 19.983 acres SCASD
- Great View!
- Off I-99 – Innovation Park

**\$608,000**



**MLS#34846**

- River Valley townhouse development lots, Montoursville, PA
- 16 lots @ \$35,000 each each
- Approved Land Development Plan

**\$495,000**



**MLS#37350**

- Philipsburg (Chester Hill) Commercial
- 2100 sf office, 9200 sf open garage
- 11 miles from I-80 Kylertown Exit

**NEW LISTING**

**\$289,000**



**MLS#38282**

- Restaurant, PVSD
- Turn Key Business
- Many alternate commercial uses

**\$215,000**



**MLS#30443**

- 4,144 SF Commercial Building; Other (SCASD) • 0.25 acres
- Zoned Village
- Motivated Seller

**SALE OR LEASE**

**\$79,900**



**MLS#37939**

- 1 BR, Office/Condo, S. Atherton Street
- No Exterior Maintenance
- Furniture Included
- Parking on Site

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- New construction ranch style homes
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- Maintenance Free Living



**FERNE HOLLOW**

**MLS#31753 & 31756 • Starting at \$94,900**

- 3.93 & 1.63 Acre wooded lot, SCASD
- Prestige's neighborhood
- Owner is PA Licensed Realtor

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- Nittany Cheer  
[www.nittanycheer.com](http://www.nittanycheer.com)
- Centre Wildlife Care  
[www.wildaboutanimals.net](http://www.wildaboutanimals.net)
- Hope for Kids  
[www.hopeforkids.org](http://www.hopeforkids.org)
- Park Forest Day Nursery  
[www.pfdn-preschool.org](http://www.pfdn-preschool.org)



*Featured Kittens of the Month!*

Let's work together to make a difference in our community! I will donate\* \$250 to one of the five organizations that I support when you or someone you knows buys or sells real estate with me.

*\*Donation from me made at closing*



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## KW Welcomes these agents on board the Keller Williams Team!



Tina Lucas



Amy Rider

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**Entrepreneur Magazine**

- Franchise 500 List: No. 178
- America's Top Global Franchises: No. 142

**Workplace Dynamics**

- America's Top 10 Workplaces

# KW NEWS:



488 million users regularly use facebook mobile.<sup>1</sup>

80 percent of social media users prefer to connect with brands through Facebook.<sup>2</sup>

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- Real Talk from our Agents
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<sup>1</sup>Cohen, D. (2012, May 8). Infographic: Facebook Mobile Penetration. *All Facebook*. Retrieved January 17, 2013 from allfacebook.com  
<sup>2</sup>Jorgensen, K. (2012, September 24). Facebook Marketing Statistics You Need To Know. *Business 2 Community*. Retrieved January 17, 2013 from www.business2community.com

## Average Sales Price and Time on Market by Location

**State College**  
 \$261,964  
 76 Days

**Bellefonte**  
 \$197,330  
 116 Days

**Penns Valley**  
 \$188,580  
 105 Days

**Philipsburg  
 Osceola**  
 \$92,962  
 113 Days

**Bald Eagle**  
 \$117,770  
 93 Days

Data collected from the Centre County Associations of Realtors Multiple Listing Service - Residential Sold by Area:  
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