

KW Real Estate

JULY 2013, VOL. 4 No. 7

~~#1~~ ~~2nd~~ Largest Real Estate Company in North America



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MLS #39296

Contact Lesley Heller-Guenther or Peggy Heller



Page 20

MLS #39364

Contact Mary Pat Dolan



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MLS #39010

Contact Annette Yorks



Page 2

MLS #38342

Contact Anne Leonard



Commercial Division



Residential Division



Property Management Division

UseKW.com

814-272-3333

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



Follow us on...



RESIDENTIAL

\$1,290,000



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

\$1,195,000

Cedar Cliff



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

\$725,000



MLS#35380

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

\$577,000

NEW LISTING



MLS#39335

- 3 BR, 2 bath, 2 Story, PVSD
- 25.18 acres
- Gorgeous Hardwood

\$537,500



MLS #38224

- 179+ acres, BEASD
- Build your dream home
- Private but not secluded!

\$525,000



MLS#37977

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

NEW PRICE

\$485,000



MLS #38782

- 4 BR, 2 bath, 1-1/2 Story, SCASD
- 48 Acres, Great Soil, Large bank barn
- Wood floors, Large rooms, Picturesque setting
- Approx. 43 tillable acres

Sale Pending

Barn Bridge

\$479,900



MLS#38199

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

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



\$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

The Keller Williams Advantage

kw Spotlight Article

Tis the Season for Gardening! Tips and Ideas for your Garden and Home Vegetation:

- 1.) Have flowers in every room! Flowers bring warmth and color to your home to give it that at-home feeling.
- 2.) Treat yourself today... get some flowers from your garden (or buy some) and bring it to the table. Make your day feel more beautiful, more special.
- 3.) Buying Plants with Bugs on them
The result of this is you bring home bugs that spread to your other plants. When they buy the plants, they buy the bugs too. Garden centers and greenhouses are perfect places for bugs to multiply, because plants are so close together. Plus, they're sprayed so often that pests become resistant. So thoroughly inspect any plant before you put it in your car. Shake the plant to see if any bug flies off. If you find bugs, leave the plant there.
- 4.) Planting too deeply
The result of this is the plant's roots smother and the plant slowly dies. Roots need air to breathe. They can't get it when they're buried 6 feet under. So when you plant a tree or shrub, make sure that the top of the root ball is slightly higher than the surrounding soil. To keep air from drying out the root ball, cover the top with an inch or so of mulch.
- 5.) Natural weed killer 2 c. white vinegar + 1T dish soap + 1T salt.
Blend and pour in a spray bottle. Guaranteed to get those pesky weeds!
- 6.) Wet newspapers and put layers around the plants overlapping as you go; cover with mulch and forget about weeds. Weeds will get through some gardening plastic; they will not get through wet newspapers.

\$449,000



MLS #38432

- 3-4 BR, 2.5 bath, 2 Story, Juniata Valley ASD
- Custom home on private 4 acre setting
- Best views in Spruce Creek

\$439,000



Sale Pending

MLS39181

- 4 BR, 2.5 bath, 2 Story, SCASD
- 3 Season Sun Room with gas fireplace
- New quartz kitchen countertops

\$429,900



MLS#38842

- 6 BR, 2 baths, 2 Story, BEASD
- Separate In-Law-Suite
- 2 Stall Horse Barn

\$424,900



Sale Pending

MLS #38902

- 4 BR, 3.5 baths, Cape Cod, SCASD
- 5 Wooded Acres w/free standing heated outbuilding
- Sunroom with skylights
- Upgraded kitchen w/gas stove & double oven

\$409,000

NEW PRICE



MLS#38953

- 4 BR, 3.5 bath, 2-1/2 Story, SCASD
- Hardwood Floors, Office
- Eat In Kitchen, loft
- www.collegeheightsnorth.com

\$394,300



MLS# 38274

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

\$389,900

Sale Pending



MLS#38823

- 4 BR, 2.5 bath, 2 Story, PVSD
- 8.31 Acres, 4 bedrooms
- Eat in Kitchen, In Ground Pool
- www.greenmeadowlane.net

\$379,900

NEW PRICE



MLS#38856

- 4 BR, 2 full, 2 half baths, 2 Story, SCASD
- Privacy on 1.15 acre!!
- Tastefully Updated!!

\$379,900

Sale Pending



MLS#38863

- 5 BR, 3 full, 2 half baths, 2 Story, SCASD
- Space & Quality
- In Law/Guest Suite
- Finished Lower Level

School District Key

| | |
|-------------|---------------------|
| BASD | Bellefonte |
| BEASD | Bald Eagle |
| HASD | Huntingdon |
| JVSD | Juniata Valley |
| KCASD | Keystone Central |
| MUSD | Mount Union |
| MVSD | Moshannon Valley |
| POSD | Philipsburg-Osceola |
| PVSD | Penns Valley |
| SCASD | State College |
| TASD | Tyrone |

Sale Pending



\$379,900

MLS # 37986

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



\$379,900

MLS#37134

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

NEW LISTING



\$365,000

MLS#39171

- 3-4 BR, 2.2 Bath, 2 Story, SCASD
- California Custom Closet

NEW LISTING



\$364,900

MLS#39233

- 4 BR, 2.5 Bath, Contemporary, SCASD
- Hardwood Floors
- Wooded Lot
- Own Level Master Suite



\$364,900

MLS#38980

- 4 BR, 3 baths, Raised Ranch, SCASD
- Close to Campus
- Lots of Hardwood

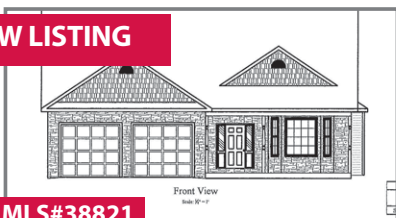


\$364,900

MLS#37651

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

NEW LISTING



\$359,900

MLS#38821

- 4 BR, 2.5 bath, 2 Story, BASD
- Eat In Kitchen, Custom Cabinets
- 1st Floor Master

Sale Pending



\$348,500

MLS#38717

- 3 BR, 2.5 bath, Detached Condo, SCASD
- Hardwood Flooring
- Open Floor Plan, First Floor Master
- visit: www.BrisbinWay.com



\$349,000

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

MLS #37496

Sale Pending



\$339,900

MLS#38926

- 4 BR, 2.5 bath, Ranch, BASD
- Open design, finished basement
- Private backyard w/landscaping

HAPPY 4TH OF JULY

from your friends at



KELLER WILLIAMS®

ADVANTAGE REALTY



KW Cares is a public charity created to support Keller Williams Realty associates and their families in times of extreme hardship as a result of a sudden emergency. Hardship is defined as a difficult circumstance that a person or family cannot handle without outside help. KW Cares also supports other charities aligned with the mission and values of Keller Williams Realty and KW Cares.

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.

\$336,400

MLS# 38261

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

Sale Pending

\$334,900

MLS#38744

- 4 BR, 2.5 bath, 2 Story, SCASD
- Spacious Rooms
- Hardwood Floors

\$330,000

MLS#38963

- 3 BR, 2 bath, Ranch, BASD
- New construction
- Hardwood floors, granite countertops

\$329,900

MLS#38641

- 3 BR, 3 bath, Ranch Condo, SCASD
- Open Floor Plan, Granite Counters
- Gas Heat/Central A/C
- www.GreenwichHill.net

\$325,000

MLS#37801

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

\$321,900

MLS# 38231

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

\$299,900

MLS#36583

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

Sale Pending

\$299,900

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

NEW LISTING

\$299,900

MLS#38777

- 3 BR, 2.5 bath, 2 Story, BASD
- Gas Fireplace, Hardwood
- Cul de sac, new construction
- Grove Park, Ralph Searly Construction

NEW LISTING

\$294,900

MLS#39128

- 4 BR, 3 Bath, 2 Story, BASD
- High Efficiency Heat Pump with Central Air
- Yorktown Highlight Kitchen Cabinet Package

NEW LISTING



MLS#39353

- 3 BR, 2 bath, 2 Story, SCASD
- Sunroom
- Perennial Garden

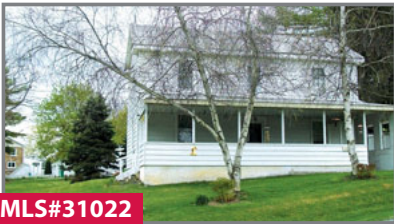
\$292,500



MLS#38263

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

\$292,300



MLS#31022

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

\$290,000



SOLD

MLS#37938

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

\$289,000

NEW LISTING



MLS#39243

- 3 BR, 2.5 Bath, 1 1/2 Story, SCASD
- Fireplace
- Active Student Rental Permit

\$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

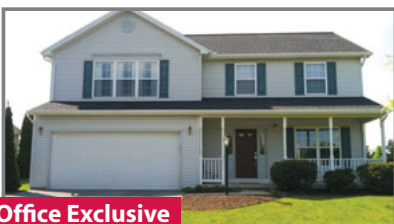
\$279,900



MLS#37609

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

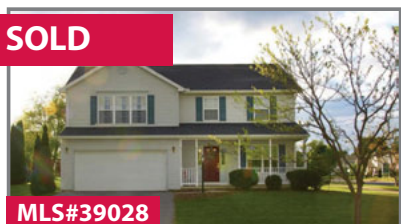
\$274,900



Office Exclusive

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

\$274,900



SOLD

MLS#39028

- 4 BR, 2.5 bath, 2 Story, SCASD
- Corner Lot, Great Location
- Freshly Painted LR/DR & Entry

\$274,500

NEW PRICE

\$269,900

MLS#39010

- 3 BR, 2.5 bath, 2 Story, SCASD
- Bamboo floors, sunroom
- Concrete counters
- www.nimitzave.com

MODEL UNITS
NEW PRICE

\$259,000 to \$267,000

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

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

NEW LISTING

\$264,900

MLS #39089

- 3 BR, 2.5 Bath, 2 Story, SCASD
- Granite Counter & Tile Backsplash
- Separate Family Room, Living Room, Sun Roo
- Finished Basement

NEW PRICE

\$249,900

MLS#39038

- 4 BR, 3.5 bath, 2 Story, SCASD
- Beautifully Renovated!
- Gorgeous Hardwood Floors!

\$259,900

MLS#37982

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

Sale Pending

\$259,900

MLS#38299

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

\$255,000

MLS#38164

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

NEW PRICE

\$247,500

MLS#37554

- 3 BR, 2 baths, Ranch, BEASD
- 2.8 Acre private treed lot
- Marble wall fireplace, hardwood floors
- www.PineAlley.CanBYours.com

NEW LISTING

\$249,000

MLS#39245

- 4 BR, 2.5 Bath, Split Foyer, SCASD
- Spacious Split with lots of upgrades!
- Great Location!
- Majestic Backyard

NEW PRICE

\$239,900

MLS#38251

- 3 BR, 2-1/2 bath, Ranch, SCASD
- Active Rental Permit
- State College Borough

\$244,000



MLS#38860

- 3 BR, 2.5 bath, Multi-Level, BASD
- Fully Fenced Yard
- Over 3,400 square feet

NEW LISTING

\$239,900



MLS#39296

- 3 BR, 3 Bath, Split, BASD
- Remodeled Kitchen
- Four Season Sun Room

Sale Pending

\$239,900



MLS # 38703

- 4 BR, 2.5 bath, 2 Story, SCASD
- New carpet & laminate
- Large deck w/new roof

Sale Pending

\$239,950



MLS#38388

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

Sale Pending

\$239,000



MLS#38961

- 4 BR, 2.5 bath, 2 Story, BASD
- New Construction, 2 car garage
- Covered front porch, hardwood floors
- Fireplace, maple cabinets

\$235,000



MLS#38645

- 3 BR, 2 bath, Ranch, PVSD
- Location!
- Rear Deck

\$235,000



MLS#39074

- 5 BR, 3 bath, Ranch, SCASD
- \$5K Seller Credit for Acceptable offer by June 30
- Upgrades Galore, Eat in Island Kitchen

\$234,900



MLS#38600

- 4 BR, 3 bath, Split Entry, Juniata ASD
- 2 Acres
- 3-car garage

Sale Pending

\$234,000



MLS#38814

- 3 BR, 2 bath, Ranch, SCASD
- Hardwood Floors
- Great Location

Sale Pending

\$234,000



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

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!

Our Marketing Program Begins With An Evaluation Of Your Property

Are the grounds neatly manicured and is the yard mowed? Does the entry way and front door look maintained and inviting? Inside does the home give a clean and cared for appearance? Walls and carpets should be clean and fresh looking. We need to consider any rental restrictions that are on the property and most importantly, what are the owners' objectives in the management of his/her property.

What We Do To Find You A Qualified Tenant

Once the property evaluation is complete and the property is in condition to be leased, we place an Advantage 1 for Rent sign on the property if allowed (some areas prohibit the use of signs). Your listing is placed on the Advantage 1 Property Management website. We may choose to utilize newspaper advertising in a local paper as may be applicable for your specific property. We are constantly evaluating our marketing strategies and looking for innovative ideas to find qualified tenants for the properties we represent in an affordable manner.



Advantage 1
 Property Management, LLC

(814) 272-6150

MYADVANTAGE1.COM

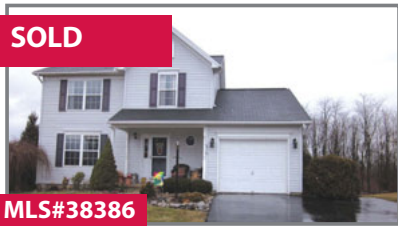
740 South Atherton Street, State College, PA 16801

SOLD

\$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



NEW LISTING

\$229,900

MLS#38825

- 4 BR, 2 bath, Farmhouse, BEASD
- 3.75 Acres w/a seasonal stream & orchard
- Old World Charm but within 20 minutes of SC & Blft.



NEW PRICE

\$225,900

MLS#38834

- 3 BR, 2.5 bath, 2 Story, SCASD
- Gas heating & cooking
- 1 year home warranty
- skylight in Family Room



\$224,900

MLS#38677

- 3 Br, 2 bath, Split Entry, SCASD
- Finished Lower Level
- Vaulted ceilings – LR, DR, Kitchen



Sale Pending

\$224,900

MLS#38656

- 3 BR, 2 bath, Split Entry, SCASD
- Open Floor Plan
- Family room w/fireplace
- Fenced yard
- www.GlenviewStateCollege.com



Sale Pending

\$219,900

MLS#38830

- 3 BR, 1 full, 2 half baths, Ranch, SCASD
- Sunroom/Ceramic Tile
- New Carpet, paint, fireplace



Sale Pending

\$219,900

MLS#38959

- 4 BR, 2 bath, Ranch, SCASD
- Hardwood Floors!
- Nicely Updated!



NEW LISTING

\$219,000

MLS#39299

- 4 BR, 2 Bath, Ranch, PVSD
- Finished Basement
- Wet Bar
- Fenced Yard



NEW PRICE

\$212,900

MLS#38791

- 3 BR, 1.5 baths, Ranch, BASD
- New Kitchen, bathrooms
- Private backyard/new furnace



KW

*Put your
home here!*

\$210,000

NEW LISTING

MLS #38614

- 3 BR, 2 bath, Victorian, Jersey Shore ASD
- Remodeled kitchen, family room & bath
- Wrap porch w/beautiful wood floors

\$207,900

NEW LISTING

MLS#39138

- 3 BR, 3 Bath, Bi-Level, BASD
- Open Floor Plan
- Vaulted Ceiling
- New Lighting throughout
- One Year Home Warranty

\$207,500

Sale Pending

MLS#38740

- 4 BR, 2 bath, Split Entry, SCASD
- Fenced Back Yard
- Central Air

\$206,000

Sale Pending

MLS#38754

- 3 BR, 2 bath, Ranch, BASD
- 2 Car Garage
- Jetted-tub in Master Bath

\$205,000

NEW LISTING

MLS#39186

- 3 BR, 3 Bath, Townhouse, SCASD
- Vaulted Ceilings
- First Floor Master Suite
- Laundry

\$205,000

Sale Pending

MLS #38658

- 3 BR, 2 bath, Ranch, BASD
- Pergo flooring, New windows
- Covered deck, Professionally landscaped
- Visit: www.MeadowLane.com

\$204,900

Sale Pending

MLS#38827

- 4 BR, 2 bath, Split Entry, SCASD
- Beautifully Updated!
- Great Deck and Yard!

\$199,900

Sale Pending

MLS#38697

- 3 BR, 2 bath, 2-1/2 Story, BASD
- Gorgeous Mtn. Views!
- Large Yard & Deck!

\$189,900

NEW PRICE

MLS#38962

- 3 BR, 2 bath, Ranch, PVSD
- Knotty Pine Interior
- Professionally Landscaped

\$189,900

NEW PRICE

MLS#39045

- 3 BR, 1 bath, Ranch, SCASD
- Corner Lot
- Walkout Basement

KELLER WILLIAMS Yard Sale



All proceeds go to help those in need

**July 13, 2013
9 am - 1 pm**



814-272-3333

740 S. Atherton Street, State College, PA

\$199,000



MLS#38560

- 2 BR, 1.5 bath, Cape Code, PVSD
- Quiet Location
- Great backyard for entertaining
- Tenant Occupied

NEW LISTING



MLS#39339

- 3 BR, 2 bath, Double, JVSD
- 20+ Acres
- Barn

\$197,270



MLS#38309

- 3 BR, 2 bath, Ranch, BASD
- New Construction near Airport
- Community Clubhouse w/gym included
- Lawn care & Snow removal

NEW LISTING



MLS #39343

- 4 BR, 2 bath, Ranch, SCASD
- Stainless Steel Appliances
- Hardwood Floors/Deck

Sale Pending



MLS #38888

- 3 BR, 1.5 bath, Split Entry, SCASD
- 2 car garage, nice deck
- Community amenities; pool, tennis courts, tot lot

\$189,999



MLS #39050

- 3 BR, 1.5 bath, Split Entry, SCASD
- New Central Air 2012
- Hardwood Custom Unique Floors
- Stainless steel appliances

\$189,900

Sale Pending



MLS # 38238

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

\$185,000

SOLD



MLS #38457

- 3 BR, 3.5 bath, Townhouse, BASD
- Finished Basement
- Sunroom

\$189,900

\$184,900



MLS #38911

- 3 BR, 2 bath, Ranch, BASD
- Lawn care & snow removal
- Community Clubhouse w/gym included
- New Construction near Airport

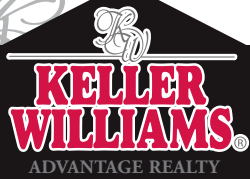
NEW LISTING



MLS#39325

- 4 BR, 2 bath, Cape Cod, West Branch SD
- Large Eat In Kitchen
- 16'x9' deck overlooking 1.5 acres
- www.hummingbirdroadallport.com

\$179,900



Meet Our Keller Williams Family

Put our Agents to Work for You




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NEW LISTING

\$179,900



MLS#39071

- BASD
- River Frontage (Little Juniata)
- 26+ acres

Sale Pending

\$179,900



MLS#38620

- 3 BR, 1.5 bath, Ranch, BASD
- 2 car garage
- 0.30 acres

NEW LISTING

\$179,000



MLS#39328

- 2 BR, 2 bath, Ranch, PVSD
- Fireplace
- Clubhouse

\$174,900



MLS#37573

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

NEW LISTING

\$169,900



MLS#39308

- 2 BR, 1.5 Bath, 2 Story Townhouse, SCASD
- New Stainless
- New Upstairs Bath
- Closed Screen Porch

\$169,900



MLS#38984

- 4 BR, 1 bath, Ranch, BASD
- Steeplechase Development
- Large Deck

Sale Pending

\$169,900



MLS#38250

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

Sale Pending

\$169,900

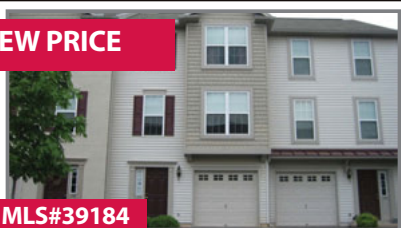


MLS#38572

- 3 BR, 1.5 bath, Ranch, BASD
- Cul-de-Sac, all updated
- Finished lower level rec room
- One year home warranty

NEW PRICE

\$168,500

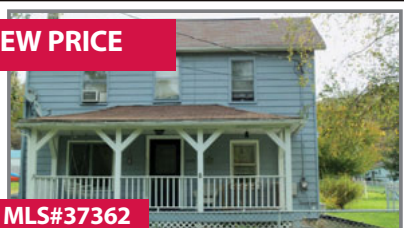


MLS#39184

- 3 BR, 2.5 Bath, Townhouse, BASD
- Immaculate Condition
- 10 minutes from Penn State

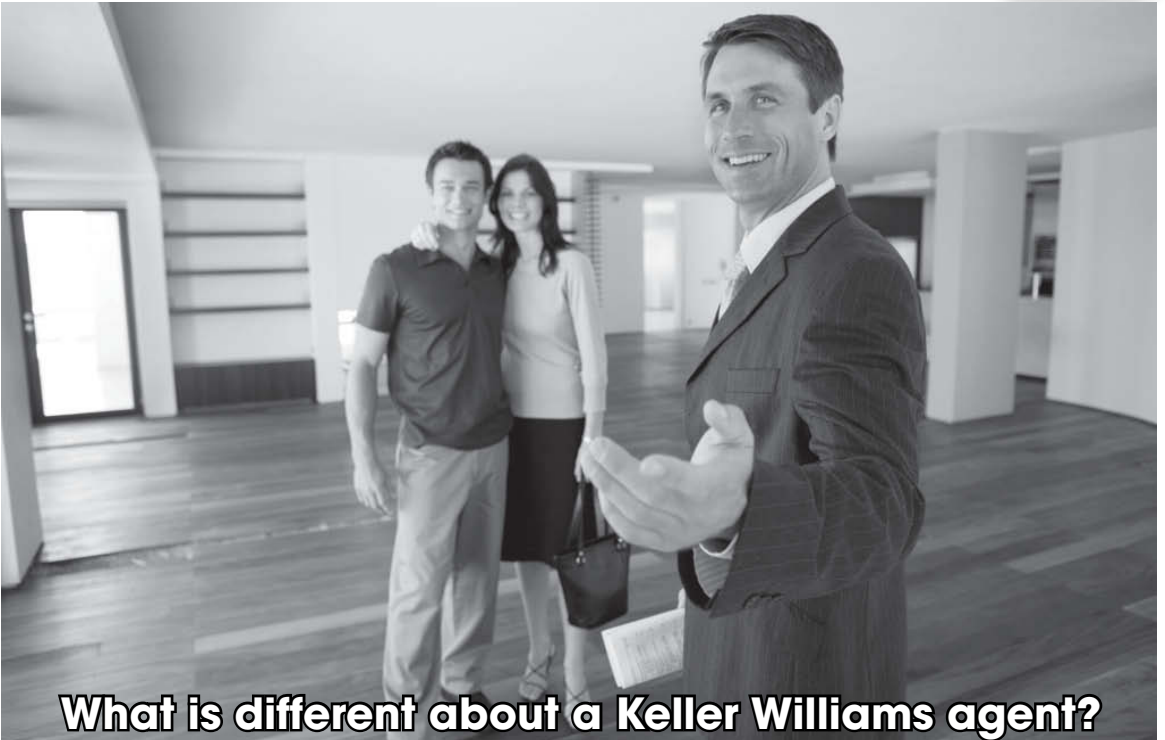
NEW PRICE

\$160,000



MLS#37362

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



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- Win-Win: or no deal**
- Integrity: do the right thing**
- Customers: always come first**
- Commitment: in all things**
- Communication: seek first to understand**
- Creativity: ideas before results**
- Teamwork: together everyone achieves more**
- Trust: starts with honesty**
- Success: results through people**

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or by email SpockSells@aol.com

NEW PRICE



MLS#37935

- 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

\$159,900



MLS#34891

- 2 BR, 2 bath, Condo, BASD
- Fireplace/sunroom
- Clubhouse w/kitchen, exercise & gathering room

\$159,900



MLS#38365

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

\$159,900



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

\$159,900

Sale Pending



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

\$159,900

Sale Pending



MLS#38923

- 4 BR, 2 bath, 2 Story, POSD
- Stone exterior
- Hardwood floors & plaster walls throughout

\$159,500



MLS#38636

- 4 BR, 2 bath, 2-1/2 Story, TASD
- Beautiful original woodwork
- 3 Car Garage

\$159,000

NEW LISTING



MLS#39364

- 3 BR, 1 bath, Split Entry, BASD
- 1 Yr. Home Warranty
- Quiet cul-de-sac location

\$155,900

NEW PRICE



MLS#38833

- 3 BR, 1 bath, Ranch, BASD
- Fenced Back Yard

\$155,900

Sale Pending



MLS#37904

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

\$150,000

Sale Pending**\$149,000****MLS#38195**

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

Sale Pending**\$149,900****MLS#38400**

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

\$148,900**MLS#38689**

- 3 BR, 1.5 bath, 2 Story, BEASD
- Large 2-car garage
- corner lot

\$139,900**MLS#39053**

- 4 BR, 1 bath, 2 Story, TASD
- Completely Remodeled
- Fenced Yard

Sale Pending**\$139,900****MLS#38633**

- 3 BR, 2 bath, 2 Story, SCASD
- Large Back Yard
- Close to State College

Two Established Business**\$139,900****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

\$139,900**MLS#33229**

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

Sale Pending**\$138,999****MLS#38577**

- 4 BR, 1.5 bath, 2 Story, BEASD
- New Windows
- New carpet - bathrooms

\$136,900**MLS#37739**

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

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#37469 **\$105,000**
 • 1.27 acre in Echo Hills
 • Gas available
- 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 #37405 **\$59,900**
 • 2.27 acre lot
 • Woods at Sand Ridge
 • Public water & on site septic
- MLS #37550 **\$50,000**
 • 1.03 acre lot, Glen Acres Development
 • Public Water – Great Location
- 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 #39168 **\$100,000**
 • 5.38 acre bldg. lot
 • James Jacob, Exclusive Builder
 • 2% grade. Has been perked
- MLS #38218 **\$84,900**
 • +/- 5 Acre Wooded Lot
 • Close to Penn State
- MLS #37887 **\$19,900**
 • Lot 0.32 acre, level lot
 • Penns Valley Area School District
 • Public Water, Perk Test Done

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 **\$69,000**
 • 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
- MLS #39071 **\$179,900**
 • BASD
 • River Frontage (Little Juniata)
 • 26+ acres
- MLS #38687 **\$56,000**
 • Beautiful Views
 • Large Lot, Public water & sewer
- MLS #38982 **\$59,000**
 • 10.5 acres
 • Great for camp or new home
 • Wildlife all around you
- MLS #38688 **\$34,900**
 • Large building lot in tow2
 • Public water & sewer available

\$134,500



- 2 BR, 2 bath, Townhouse, BASD
- Move-In Ready!
- Well Maintained!
- Full Basement, good closet space

MLS#38805

\$136,500



MLS#37138

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

Sale Pending

\$135,000



- 2 BR, 2.5 bath, Stoney Point Condo, BASD
- Many updates; new lighting
- Wood laminate floors, neutral carpeting
- One Year Home Warranty

MLS#38889

NEW LISTING

\$134,900



MLS#39030

- 3 BR, 2 bath, Ranch, JASD
- 1.5 acres, Professionally Landscaped
- Central A/C

Sale Pending

\$132,900



MLS#38844

- 3 BR, 1.5 bath, Cape Cod, TASD
- Charming with Hardwood Floors!
- Corner Lot!

\$131,900



MLS#38573

- 3 BR, 1 bath, 2 Story, BEASD
- Large Deck
- Fenced Backyard

\$127,500



MLS#37893

- 2 BR, 1 bath, Ranch, BEASD
- Oak laminate flooring
- Fishing stream rear of property
- Visit: www.welcomehomenow.net

Sale Pending

127,000



MLS# 36172

- 3 BR, 2 bath, 1-1/2 Story, BEASD
- Updated Kitchen
- Great Fenced in Yard

Sale Pending

\$119,900



MLS#38320

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

Sale Pending

\$119,900



MLS#38217

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

NEW LISTING



\$119,000

MLS#39252

- 3 BR, 1.5 Bath, 2 Story, BASD
- Hardwood Floors
- Updated Kitchen & Bath
- One Year Home Warranty

ECHO HILLS



\$105,000

MLS#37469

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



\$105,000

MLS#37543

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



\$95,000

MLS#38758

- 3 BR, 1 bath, Ranch, POSD
- All Brick Ranch
- Corner Lot



\$89,900

MLS#36983

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

New Listing



\$111,000

MLS#38732

- 4 BR, 2 bath, 2-1/2 Story, PVSD
- Spacious Home
- Outdoor Storage Galore!!

NEW LISTING



\$89,500

MLS#39327

- 3 BR, 1 bath, 2 Story, POSD
- Great Condition
- 1 acre w/big garage

NEW LISTING



\$79,900

MLS#38997

- 1 BR, outhouse, Cabin, BEASD
- 4+ Acres
- Recreational Sub-division

NEW LISTING



\$79,900

MLS#39321

- 3 BR, 2 bath, 2 Story, POSD
- Off street parking, sun porch
- First floor master



\$74,900

MLS#38364

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



\$74,900

MLS#37674

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



\$70,000

MLS#39260

- 3 BR, 1 Bath, Split Entry, WBSD
- Quiet Setting



\$68,000

MLS#38132


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



\$69,000

MLS#38094

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



\$63,365

MLS#37734

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



\$65,000

MLS#38710

- 4 BR, 2 bath, 2 Story, BEASD
- Large Lot
- TLC Needed



\$59,500

MLS#38687

- Bald Eagle Area School District
- Beautiful Views
- Public water & sewer



\$52,500

MLS#38622

- 2 BR, 1 bath, Cottage, BEASD
- Updated kitchen w/tray ceiling
- Charming updated bathroom
- One Year Home Warranty

SOLD



\$49,000

MLS#37158

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



\$37,500

MLS#37821

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

\$34,900



MLS#38688

- Bald Eagle Area School District
- Large in-town building lot
- Public water & sewer

\$30,500



MLS#37820

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

\$24,900



MLS#37824

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

\$16,900



MLS#37887

- 0.32 acre lot in PVSD
- Perked for sand mound
- Public water available



DEVELOPMENTS



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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

KW NEWS:

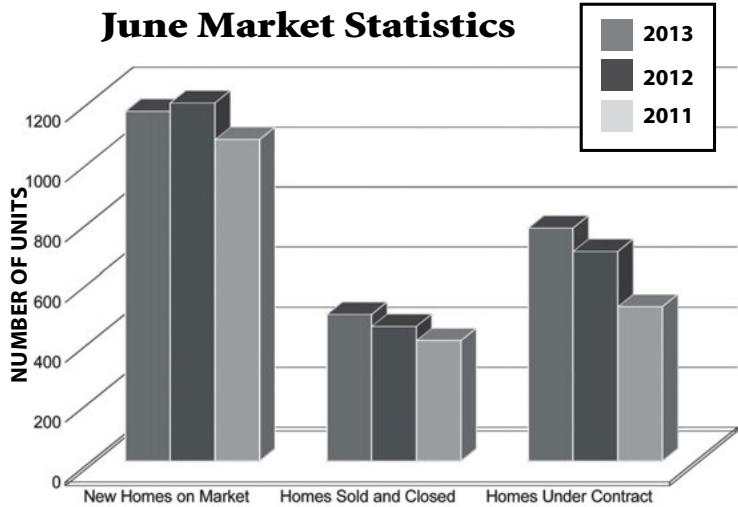
What is the local market doing?

Talk of low inventory the last 4 months have given forth to cries of "it's a seller's market." As prices rise we are seeing more people listing. Year to date in Centre County we have seen an increase in homes sales both sold and closed.

In some neighborhoods we have more buyers than sellers, which give buyers less options and sellers more money.

Seller's Market? Only time will tell but market conditions are leaning that way.

June Market Statistics



NEW HOMES ON MARKET

191 2013
265 2012
233 2011

HOMES SOLD AND CLOSED

162 2013
190 2012
172 2011

HOMES UNDER CONTRACT

152 2013
139 2012
155 2011

Source: CCAR Data



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COMMERCIAL

\$5,700,000 or lease \$5,70/sq ft



MLS#38613

- Penn Eagle Industrial Park, Blft
- 45,000 sq ft warehouse/office
- Space available for lease
- 26' ceilings, open span, five dock bays

\$836,000



MLS#31398

- 19,983 acres SCASD
- Great View!
- Off I-99 – Innovation Park

\$470,000



MLS#37350

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

\$350,000



MLS#38609

- Knox, PA
- 8,000 sq ft includes 3,000 sq ft repair facility
- 1 acre paved parking
- 3 miles to Exit 53 on I-80

\$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

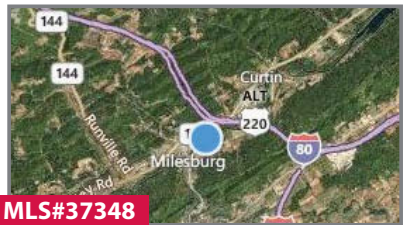
SALE PENDING

\$79,900



MLS#37939

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



MLS#37348

- Flat acreage zoned Industrial/Commercial
- Near I-80 & Route 220
- 800' rail frontage for potential rail spur

\$449,000



MLS#37518

- Pleasant Gap commercial, office building
- Owner occupied business or investment property
- Two rental retail business included

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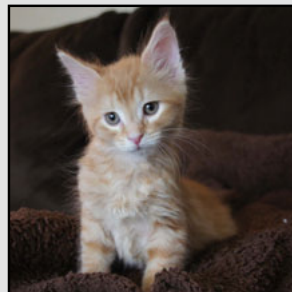
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- Nittany Cheer
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- Centre Wildlife Care
www.wildaboutanimals.net
- Park Forest Day Nursery
www.pfdn-preschool.org



Featured Kitten of the Month!

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**Donation made at closing*



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