State College Community Land Trust
1315 S. Allen Street, #306
State College, PA 16801
(814) 867-0656

1160 South Atherton Street $135,000.00

This is a beautiful half duplex with a lovely back and side yard. Home has natural gas heat. Featuring three bedrooms, one bathroom, hardwood floors, and storage space in the attic. The yard includes a deck and a lovely outdoor shed. The backyard has a gate to small Borough park. Within walking distance to schools, stores, restaurants and more.

Included: Refrigerator, Range/Oven, Microwave, Washer/Dryer, Large gardening shed

1104 square feet-upstairs, 552 square feet-basement, .10 acre

This is a State College Community Land Trust (SCCLT) home. The SCCLT provides affordable housing opportunities to income-qualified homebuyers in the Borough of State College. The sales price is for the improvements (house) only. Home buyer agrees to lease the land from the State College Community Land Trust.

Estimated Costs

Mortgage Principle & Interest	Based on a 4.00%, 30 Year fixed rate loan		$645.00
Homeowners Insurance	Annually - $525.00 Put into escrow monthly		$ 43.75
Real Estate Tax	Annually - $2288.00 Put into escrow monthly		$191.00
Land Lease	Monthly		$ 25.00
		TOTAL A	**$ 904.75**
Electric			$ 80.00
Water & Sewage			$ 40.00
Heat –Gas			$ 60.00
Refuse	Annually - $343.00– pay bi annually		$ 28.58
		TOTAL B	**$208.58**
		TOTAL (A+B)	**$1113.33**

*Please remember that figures are best guess estimates and **do not include**:*
Telephone Cable Internet Service Home Maintenance
Employment Tax