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

129 Sunrise Terrace **$140,500.00**

This is a cape cod style house on a quiet street. Home has natural gas heat. Featuring three bedrooms, one bathroom, hardwood floors, a high ceiling basement, and an extra room on the 2nd floor. There are two parking spaces at the rear of the property, along the alley as well as a storage shed. Within walking distance to schools, stores, restaurants and more.

Included: New kitchen appliances: Dishwasher, Range/Oven, Refrigerator
Basement: Washer, Dryer

1290 square feet, .14 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		$ 671.00
Homeowners Insurance	Annually - $525.00 Put into escrow monthly		$ 43.75
Real Estate Tax	Annually - $3173.00 Put into escrow monthly		$264.42
Land Lease	Monthly		$ 25.00
		TOTAL A	**$1004.17**
Electric			$ 97.00
Water & Sewage			$ 40.00
Heat –Gas			$ 76.02
Refuse	Annually - $343.00– pay bi annually		$ 28.58
		TOTAL B	**$ 241.60**
		TOTAL	**$1245.77**

*Please remember that figures are best guess estimates and **do not include**:*

Telephone Cable Internet Service Home Maintenance
Employment Tax