

# HOMES GUIDE

DuBois Area ~ Treasure Lake  
St Marys ~ Clearfield ~ Brookville



**2 Offices to Serve you Better**

**DuBois (814) 375-1167 ~ Treasure Lake (814) 375-4400**

We never stop moving:

**FREE  
TAKE ONE**



**DEVELOPAC REALTY**

**SPRING  
2017**

## Two Locations to Serve You Better

2

### COLDWELL BANKER DEVELOPAC REALTY TEAM



**Joe Varacallo**  
CCIM, SIOR  
Broker/Owner



**Michele Wray**



**Kathy Jones**



**(814) 375-1167 or (814) 375-4400**

### REAL ESTATE PROFESSIONALS



**Carol Foltz**  
590-3398



**Josh Brechtel**  
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**Joanne Quashnock**  
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715-0867



**Ted Rosselli**  
590-8875



**Megan Kunes**  
591-0721



**Laura Clary**  
771-1440



**David Hoare**  
590-3710



**Anne Chamberlin**  
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**John Rogers**  
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**Bonnie Crater**



**Melanie Pfaff**



**Kay Fredette**



**814-375-0200**

**[www.developac.com](http://www.developac.com) ~ [www.coldwellbanker.com](http://www.coldwellbanker.com)**



COLDWELL BANKER DEVELOPAC REALTY is a member of the Clearfield-Jefferson Association of Realtors Multiple Listing Service which enables us to show you any multi-listed properties currently available for sale by member real estate offices. In addition to our listed properties herein, we would welcome the opportunity to show you properties listed by other agencies. Each office is independently owned and operated.



# Coldwell Banker Developac Realty

3

Falls Creek



\$445,000

Sprawling ranch will command your attention from the minute you enter the spacious foyer. M L S # 0 3 - 8 1 6 2

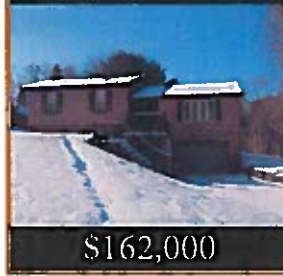
Big Run



\$194,900

Old world charm abounds in this spacious, well maintained, vintage brick beauty. Step back in time. MLS#02-10679

DuBois



\$162,000

Affordable living just outside of town on an acre. The location is convenient to the hospital & downtown DuBois. MLS#04-12088

Clearfield



Pending

Well cared for 4 BR, 2 BA brick cape cod. New wood burning fireplace in the living room, plenty of storage. M L S # 0 5 - 9 9 3 3

Reynoldsville



\$145,000

This home is situated on 3.25 acres. Features central air with 3 BR, 3 BA, first floor laundry, LR-Dining room & kitchen with appliances. MLS#17-58

Rockton



\$535,000

Rushing water of Anderson Creek, breath taking natural surroundings & rustling of wildlife in the woods. Relaxing on the deck. 04-12123

DuBois



\$249,900

Spacious living in DuBois! Located near a dead end road, this 4 bedroom 3 bath home offers a room for everyone and everything. MLS# 04-12124

DuBois



\$135,000

Spacious 4 BR, 2 BA ranch just outside of town. Finished 40x11 attic, full basement with an oversized 2 car integral garage. MLS# 04-12028

Ridgway



\$1,300,000

STEP BACK IN TIME IN THIS 1896 VICTORIAN MASTERPIECE ON 4.67 ACRES. Professional workmanship has restored its charm. MLS#16-482

DuBois



\$167,500

This is a step inside and say "wow" house. 3 BR, 2 bath ranch is situated on .85 of an acre just outside of city. MLS#04-11973

Penfield



\$84,900

This home has a fresh new look with new siding. Situated on a little over a half an acre of land with a large 2 car detached garage. MLS#04-12130

DuBois



Pending

Home with great potential. Large kitchen, 3/4 bath on 1st floor, walk up attic. Being Sold "AS IS". Alley access to yard. MLS#04-12115

998 Beaver Drive  
DuBois  
(814)375~1167

**CALL US FIRST**

1102 Coral Reef Rd  
Treasure Lake  
(814)375~4400



# Coldwell Banker Developac Realty

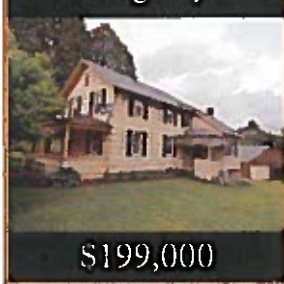
Clearfield



\$170,000

Completely remodeled, beautiful upgrades. Master has a spa bathroom. A fantastic large kitchen. 1st floor bathroom, **MLS# 05-9946**

Ridgway



\$199,000

Step back in time and move right into this turn-key renovated 3 BR farmhouse! Featuring restored woodwork, **MLS#16-480**

DuBois



\$134,000

Step back into yesterday. Old world charm abounds in this 4 bedroom 2 bath home with it's 9' high ceilings **MLS# 04-12076**

DuBois



Pending

Ranch approx. .6 acre in a well-established neighborhood. Sunken living room and hardwood flooring. **MLS# 04-11987**

St Marys



\$116,050

Wonderful, Victorian with many updates. open basement, good sized bedrooms and 2 car garage with electric. **MLS# 15-701**

Reynoldsville



\$145,000

Embrace the country atmosphere while being close to town, quiet peaceful surroundings, 4 beds, 2 full baths, **MLS#04-12121**

DuBois



\$107,000

Great Rental Income Properties or live in one and rent the other. Front Home rents for \$800/month, 2d home rents for \$575/mo **MLS#04-11993**

Falls Creek



\$69,900

Looking for a home on the out skirts of town? This home is situated on 1.77 acres with 2 bedrooms and 1 1/2 baths. **MLS#04-12138**

Rockton



\$75,000

3 bed, 2 bath home with original woodwork and large oversized garage. Located just outside of DuBois. **MLS#04-12048**

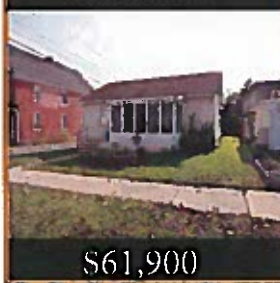
DuBois



\$88,900

Spacious 3 BR ranch on a level lot with 1 car detached garage. Many interior updates including a new roof **MLS#04-11898**

Clearfield



\$61,900

Perfect downsizer or starter home, 2 beds, 1 bath ranch with off street parking and a garage. near River Front. **MLS#05-9926**

Woodland



\$56,000

This is the home you dreamed of owning, and it's available now. 4BR and 3 baths, 2 kitchens and 2 living areas. **MLS#05-9885**



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**RAPID RESPONSE**

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# Coldwell Banker Developac Realty

5

Punxsutawney



\$108,900

Spacious 3 BR, 1 3/4 Baths. Situated on .34 acre. Lower level features a family room with fireplace. **MLS# 02-10491**

Curwensville



\$64,900

Cozy, updated 2 BR home on a quiet, large .47 acre lot. Newer siding, drywall, insulation, kitchen, 3 season room. **MLS#06-8055**

DuBois



\$48,000

Cozy 3 BR with spacious rooms, first floor laundry, newer windows, siding. Fenced in back yard, and low taxes. **MLS#04-12002**

Reynoldsville



\$57,000

With your TLC this could be a great Rental property or your next home. Large rooms, A/C, 1st floor master **MLS#04-12004**

Reynoldsville



\$78,000

Enjoy the perks of living in the country with the added convenience of being close to town. **MLS#04-12144**

Punxsutawney



\$195,000

This amazing home has so much to offer! A Master suite with a 3/4 bath and walk in closets! 3 other bedrooms. **MLS# 02-10372**

DuBois



\$42,900

Investment or starter home. 3 bedrooms, 1 bath close to Penn Highlands Hospital. Low taxes. **MLS#04-11900**

Reynoldsville



\$199,000

Need a place for all your stuff? This raised ranch is it! 2 large detached garages on 5+ acres. **MLS#01-9953**

West Keeting



\$249,000

The sights and sounds of nature will be all around you, wooded surroundings all on approximately 7 acres of land **MLS#04-12069**

Rockton



Pending

Well maintained 2 story, 3 BR in town home with many upgrades. Large deck and porch, 1 car detached garage, **MLS# 05-9965**

Big Run



\$194,900

Old world charm in this spacious, well maintained, vintage brick beauty. large foyer and a split staircase. **MLS# 02-10679**

Reynoldsville



\$144,900

Step back into yesteryear. Old world charm abounds with high ceilings, architectural unpainted woodwork, **MLS# 04-12145**

**COLDWELL  
BANKER**

(814) 375-1167 or (814) 375-4400

**Developac Realty ~ We Never Stop Moving!**



# Coldwell Banker Developac Realty *Cares*

**WE HOSTED ANOTHER SUCCESSFUL  
ADOPT-A-PET EVENT**



THIS IS HOME.  
**THIS IS WHERE  
AWESOMENESS  
HAPPENS.**



**RELAY FOR LIFE**



**2014 Community  
Cup Recipient**



**Coldwell Banker  
HEROES™**

**DuBois Food Pantry  
Collection!**



**Carol Foltz Recognition  
REAL TRENDS  
Top Agent**



Coldwell Banker Developac Realty makes offerings in this publication subject to errors, omissions and prior sales. Material facts should be reviewed by the buyer. Listed prices are subject to change. Broker makes no representation of the information provided herein. There is no intention of solicitation if your property is currently listed with another broker.



# Coldwell Banker Developac Realty

## Treasure Lake Homes

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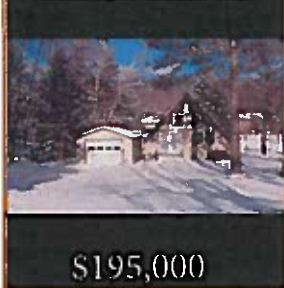
Treasure Lake Rd



\$184,500

Did you know a tri level home really has 4 levels? spacious tri-level home offers plenty of room for everyone. **MLS#12-11497**

Treasure Lake Rd



\$195,000

Fun for all seasons!- Cast your line and catch your dinner no matter what the season at this lake front chalet. **MLS#12-11590**

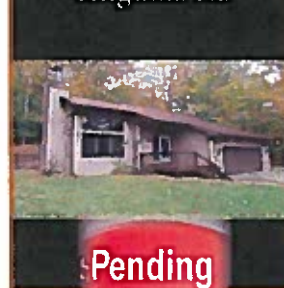
Piece and Plenty



\$164,900

Spacious 4 BR, 2 Bath home situated on one lot on the Golf course. Features and tow family rooms **MLS#12-11467**

Anguilla Rd



Pending

Enveloped in mature wooded surroundings this contemporary style 3 bedroom home offers a first floor master bedroom. **MLS#12-11512**

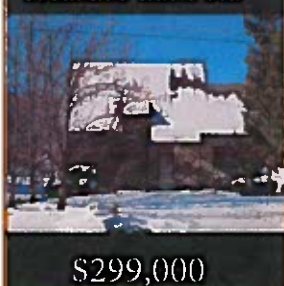
Rudder Lane



\$19,500

Purchase now and get ready for the fun that awaits you in the Cayman Landing campground. **MLS#12-11639**

Treasure Lake Rd



\$299,000

Rustic Charm emanates from this three bedroom 2 bath lake front home. With a newly laid driveway **MLS#12-11533**

Bucco Reef Rd



\$423,900

Live happily ever after in this spacious 6 BR, 3.5 bath, 2 story that is accented with a front turret. **MLS#12-11602**

Greater Antilles



Pending

Contemporary living at the end of a cul de sac with a wooded backdrop. What more can you ask for? The style is trendy, **MLS#12-11521**

Bay Road



Pending

Looking for a new? This home is for you. Ranch living located convenient to both the front and back gate. **MLS#12-11535**

Settlement Pt. Rd



\$159,000

Spacious Ranch, 3 bedrooms, 3 baths. The living room features vaulted ceiling with laminate flooring. **MLS#12-11480**

Carribean Rd



\$214,000

Looking for a place to escape? charming home is situated on almost an acre of land near the gold golf course & Bimini Lake. **MLS# 12-11522**

Treasure Lake Rd



\$330,000

This property is Lake Front living at its Best! It's In the gated community of Treasure Lake with year round amenities, **MLS# 12-11619**

**YOUR TIME IS IMPORTANT so CALL US FIRST**  
**We Can Show You ALL LISTINGS in the MLS!**  
**(814) 375-1167 or (814) 375-4400**  
**LET US DO THE WORK FOR YOU!**



# Coldwell Banker Developac Realty

## Treasure Lake Homes

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St Martin Rd



\$314,900

Stunning and immaculate! This two story home is dressed to impress. There is plenty of space for everyone. **MLS#12-11596**

Governors Crt



\$110,000

Wander off the beaten path to find this gem enveloped in wooded surroundings. 3 beds, 2 bath ranch retreat. **MLS#12-11635**

Bucco Reef Road



\$499,000

Call today to own the Treasure Lake waterfront property of your dreams. 3 beds, 4 baths, 2 kitchens, and let's not forget furnishings. **MLS#12-11607**

Treasure lake Rd



\$215,000

4 BR, 3 BA lakeview with Tudor style exterior architecture. Keep warm & cozy next to the fireplace while enjoying views of the Lake. **MLS#12-11608**

Lesser Antilles Ct



\$319,500

Spacious newer home is immaculate & ready to move in. The serenity of living at the end of a cul de sac and near Bimini **MLS#12-11321**

Treasure Lake Rd



\$195,000

Fun for all seasons! Cast your line and catch your dinner. Lake front chalet will charm its way into your heart. **MLS#12-11590**

Treasure Lake Rd



\$299,000

Summer fun can be yours in this modified salt box style lake house located at the edge of the crystal blue waters of the lake. **MLS#12-11394**

Bay Road



\$123,500

Affordable ranch living with a convenient location accessible to both the front and the back gate. **MLS#12-11609**

Pieces of Eight



\$174,900

Enjoy the beauty of nature on the large country wrap around covered porch. Well maintained, This 3 bedroom, 3 bath, 3 car. **MLS#12-11540**

Treasure Lake Rd



\$569,900

Captivating Waterfront Living! Outstanding home is in a class all its own with calming water views from most every room. **MLS#12-11611**

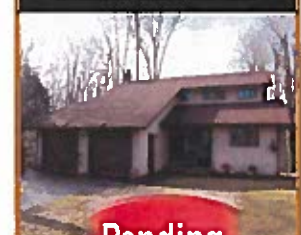
Bay Berry Drive



\$434,000

Looking for something with a unique flair? Space & style emanate from this 2 story. The wide foyer entrance with a 2 story entry way expands to a vaulted nook. **MLS#12-11616**

Carribean Road



Pending

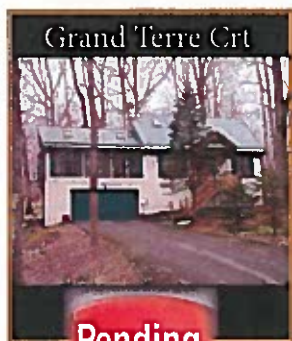
Great space can be found in this contemporary style 3 bedroom, 3 bath home. There is plenty of closet space and the basement has even more storage. **MLS#12-11626**



# Coldwell Banker Developac Realty

## Treasure Lake Homes

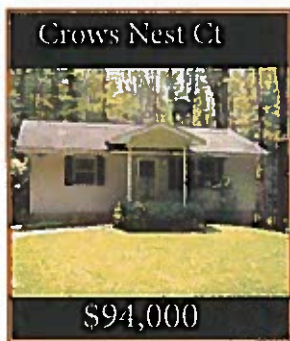
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Grand Terre Crt

**Pending**

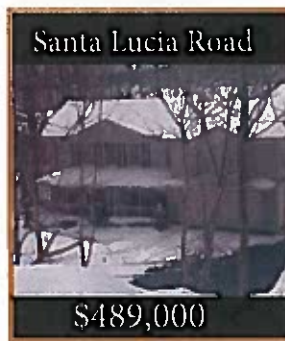
Affordable on a golf course lot. This modified raised ranch offers vaulted ceilings, Pellet stove. 2nd flr suite. **MLS#12-11637**



Crows Nest Ct

**\$94,000**

Located in a cul-de-sac. Cozy 2 Bed 2 Bath ranch home. Bamboo hardwood floors in the living and bedroom. **MLS#12-11640**



Santa Lucia Road

**\$489,000**

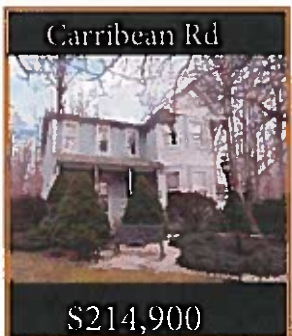
Perfect lakefront home for the large family or extended family get-aways. Two lakefront lots plus and additional lot for added space. **MLS#12-11641**



Dolphin Head Rd

**\$21,000**

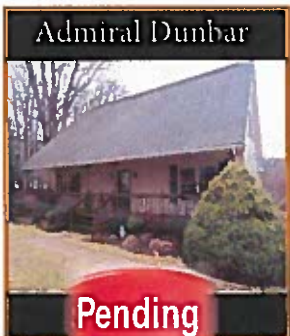
Relax at Cayman Landing in a 3 year old camper with 4 Slide Outs, an outside galley kitchen, 2 separate bedrooms and 1.5 bath **MLS#12-11649**



Carribean Rd

**\$214,900**

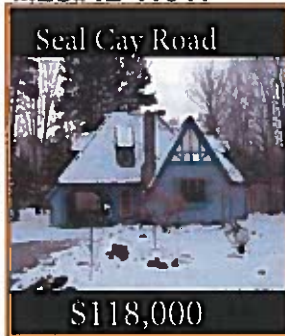
Victorian in pristine condition. This unique setting provides a golf course view from both the front and the back. **MLS 12-11651**



Admiral Dunbar

**Pending**

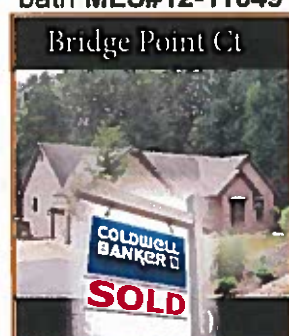
The price ownership emanates from this well maintained cape cod style home. Located on a corner lot, **MLS#12-11655**



Seal Cay Road

**\$118,000**

Charm emanates from this cottage/Tudor style home. The stone chimney and steeply pitched roof gives this home an enchanting flair. **MLS#12-11659**



Bridge Point Ct

Sprawling ranch borders state game lands at the end of a cul-de-sac & offers a spacious floor plan **MLS#12-11326**

## COMMERICAL LISTINGS

### Reynoldsville



**\$92,500**

Current George's Hot Dog business & building For Sale. Includes a large rented 4 BR apartment **MLS#04-12015**

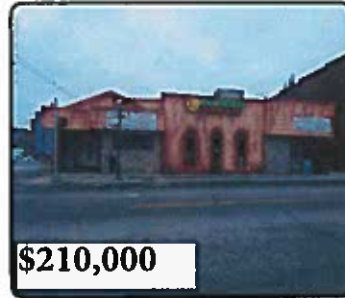
### Reynoldsville



**\$72,500**

Investors! Commercial bldg. with current Beauty Salon on the 1st floor and 3 BR apt on the 2nd floor. **MLS#04-12013**

### DuBois



**\$210,000**

Former Restaurant/Tavern in downtown DuBois. High traffic. No liquor license. **MLS#04-12020**

### St Marys



**\$225,000**

REDUCED. 2 parcels on 5.11 acres. Parcel 1) 1.495 acres Parcel 2) 3.215 acres. Commercial site. **MLS#15-696**



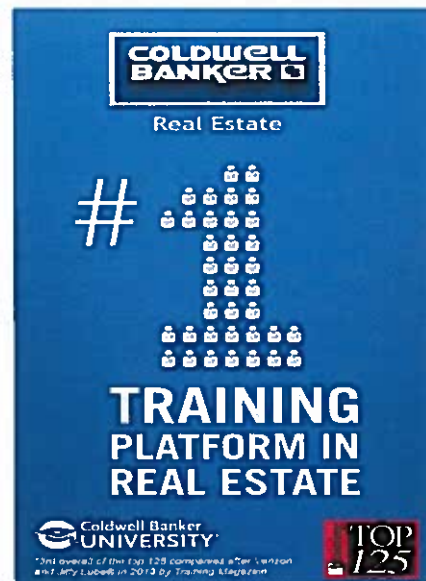
# Coldwell Banker Developac Realty

## LAND ~ LAND ~ LAND

We have many lots available in  
Treasure Lake  
Call our office today for a map.



**JOIN OUR  
#1 TEAM!**



**Call 375-1167 for info on LOTS for sale in Treasure Lake!**

**FOR LEASE**

1,323 to 5,342 SF in DuBois



**180 Acres off I-80 Exit 101**

**Call for Pricing**



- \* 8.57 acres ready for development
- \* Five minutes drive to Interstate 80
- \* Industrial/Manufacturing Zoning
- \* KOZ/KOEZ Tax Incentives

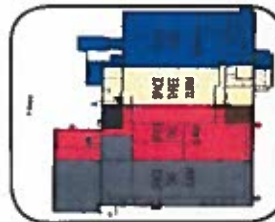
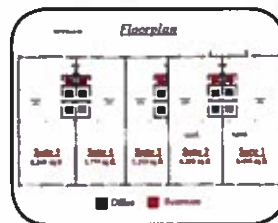


**AIRPORT  
COMMERCE PARK**



**FOR LEASE**

Multiple spaces in CLEARFIELD-



**CALL JOE VARACALLO  
(814) 375-0200**



# COMMERCIAL ~ FOR LEASE

## Class A Office Suites ~ Space Available



**DUBOIS**

**DEVELOPAC BUSINESS PARK**  
**Class "A" Suites Available**



**GROUND HOG PLAZA**  
**Punxsutawney, PA**

### **DEVELOPAC, INC.**

JOE VARACALLO, SIOR, CCIM  
998 Beaver Drive  
DuBois, PA 15801  
(814) 375-0200 ~ (814) 375-9826 Fax  
jvaracallo@developac.com



### **DEVELOPAC BUSINESS PARK**

482 Jeffers Street  
BLDG. 1 ~ SUITE A  
2,387 Square Feet

FLOOR PLAN



**For Professional Commercial and  
Investment Real Estate Advice  
CALL**

**Joe Varacallo, SIOR, CCIM**  
**(814) 375-1167**



*Industrial & Office Specialists*



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# COMMERCIAL and INVESTMENT

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## Penfield

**\$243,000**

This property consists of 2 separate parcels. The first is 3.2 acres containing 3 buildings: The second parcel consists of 45.43 acres. **MLS#04-11572**

## Clearfield

**\$845,000**

Beautiful, modern office building with 5163 SF grade level and 31 paved parking spaces in downtown **MLS#05-9951**

## DuBois

**\$179,900**

Prime commercial property , 71 acre. officespace, 1/2 Bath, Paved Parking. Great exposure on Rt 255. **MLS#04-11940**

## Clearfield

**\$79,000**

Three story commercial building across the street from County Courthouse. **MLS#05-9963**

## DuBois

**\$1,188,500**

7,279 SF building. Change of use acceptable within zoning. Inventory to be determined. Established steakhouse. **MLS#04-11596**

## DuBois

**\$299,900**

Looking for an investment or place for a business. Location! high traffic Midway Drive **MLS#04-12043**

## DuBois

**\$250,000**

Great site for medical or retail business on Shaffer Rd. Property is 1.23 acres with over 200 ft. frontage. **04-12007**

## Clearfield

**\$598,000**

34.58 acres of vacant land. Right of way rights for ingress/egress, No Gas, oil, coal or mineral rights will convey. **MLS#05-9964**

## Falls Creek

**\$1,843,500**

36.87 acres of undeveloped land. Zoned Commercial Highway Light Industrial. Public utilities available. **MLS#04-12082**

## Falls Creek

**\$162,000**

Approximately 1.94 acres location: Per survey, Parcel No. 1 and No. 2 in Falls Creek. Zoned Commercial. **MLS#04-11508**

## Clearfield

**\$536,820**

Tract containing 3.172 acres, (2) mini storage units shared ingress/egress with Arby's. **MLS#05-9485**

## St Marys

**\$115,000**

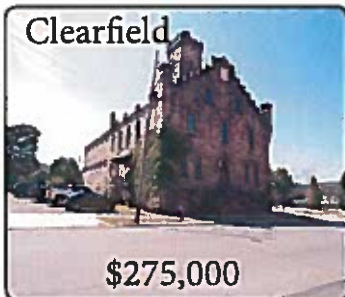
Approximately 11 Acres zoned suburban residential district. Public utilities are available. Great location. **MLS#15-704**



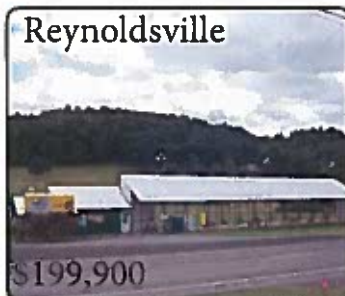
# COMMERCIAL and INVESTMENT



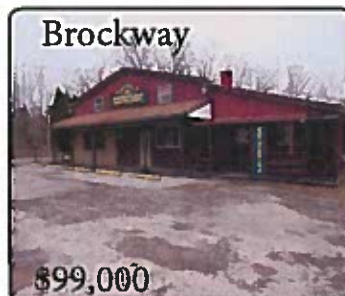
Multiple Industrial lots @ \$34,500 per acre. 10 year KOZ Designation avail. Broker Owned Property



High traffic count for this commercial property in Historic Clearfield, PA. Constructed in 1870 as the county jail. **MLS#05-9884**



Turn-key recreational complex located just outside of DuBois, on 14.4 acres with road frontage on Rt. 322 **MLS#04-11858**



Ever wish of being your own boss? Here is your chance! You can't beat this location, situated on .74 acres. **MLS#03-8165**

## LONG TERM GROUND LEASE AVAILABLE

Near Lowes, Kmart and Industrial Park

Call Joe for Details



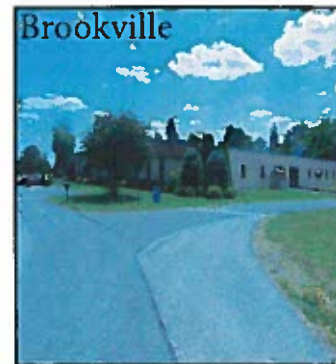
This Commercial Property consisting of a pre engineered steel building with 2400 SF, on .44 acres. **MLS#02-10286**



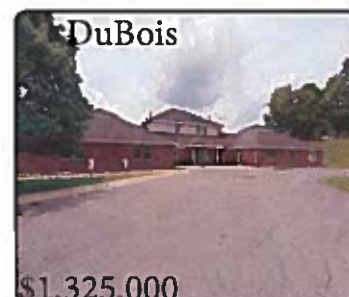
5451 SF commercial building with a gravel parking lot. Building consists of 4165 SF main floor plus 1286 SF mezzanine. **MLS#06-8057**



2,000 SF Steel frame building & outside wood storage shed on .98 acres. Steel Building is 1 story 50x40 and the storage building is 16x10 **MLS#04-11952**



46,484 SF Light Industrial warehouse space. municipal road access. 2 buildings with warehouse space and offices. 8" concrete floors and 3 phase electric. 10' and 12' Overhead doors



16,043 total rent able SF on two acres with site improvements. First floor space of 11,389 RSF and second floor of 4,654 RSF. **MLS#04-11683**

## 2 LOTS FOR LEASE



2 lots (A & B) equaling 2.13 acres. Lot A (approx. .75 acre) would be \$3500 per month NNN land contract. Lot B (1.4 acres) would be \$6000 per month NNN. Entire site at \$9000 per month NNN.

CALL (814) 375-1167



**SIO R**





# Affordable Housing for Seniors

Managed by Developac, Inc.



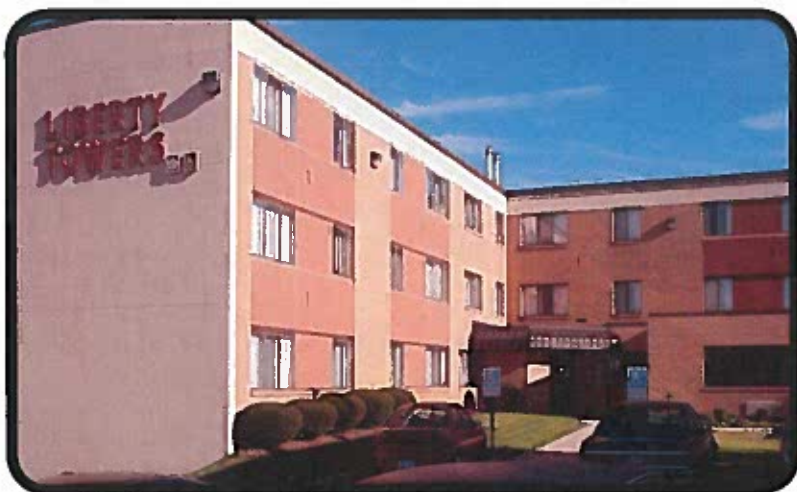
Elk Towers ~ St Marys  
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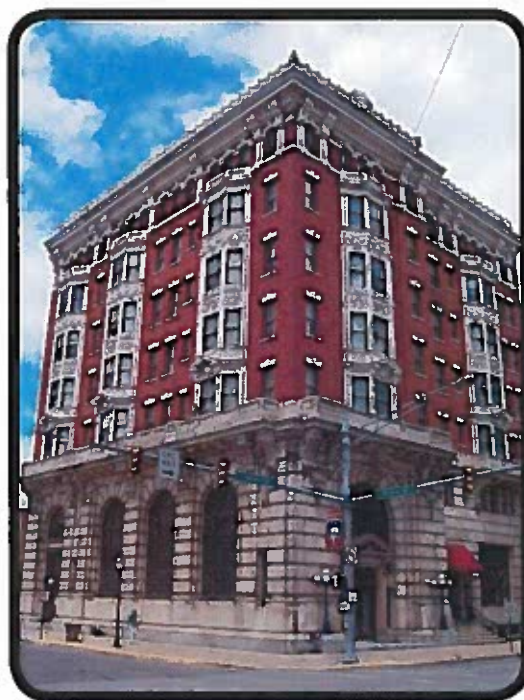
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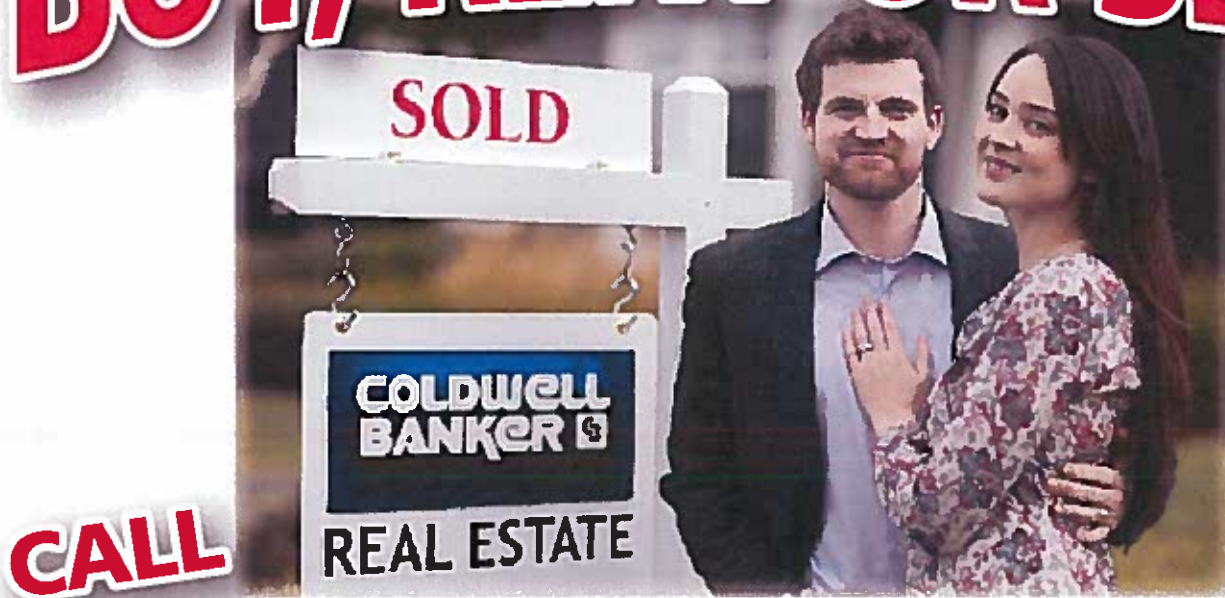


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