

Fraction Rd., Washington County - 41 Acres
764 Fraction Rd.
West Finley, PA 15377

\$349,000
41± Acres
Washington County



Fraction Rd., Washington County - 41 Acres
West Finley, PA / Washington County

SUMMARY

Address

764 Fraction Rd.

City, State Zip

West Finley, PA 15377

County

Washington County

Type

Residential Property, Single Family, Recreational Land, Hunting Land

Latitude / Longitude

40.012273 / -80.510809

Dwelling Square Feet

1582

Bedrooms / Bathrooms

2 / 1

Acreage

41

Price

\$349,000

Property Website

<https://www.mossoakproperties.com/property/fraction-rd-washington-county-41-acres-washington-pennsylvania/80561/>



Fraction Rd., Washington County - 41 Acres West Finley, PA / Washington County

PROPERTY DESCRIPTION

764 Fraction Road, West Finley, PA 15377 | Offered with 41+/- Acres of Scenic Countryside

Welcome to 764 Fraction Road — a charming Spanish-style retreat nestled in the rolling hills of West Finley. Set on a sprawling 41+/- acre estate, this unique 1,582-square-foot home offers privacy, tranquility, and stunning natural surroundings.

Inside, you'll find 2 spacious bedrooms, 1 full bath, and an inviting living area that captures both warmth and character. The thoughtfully designed floor plan is filled with natural light, featuring distinctive Spanish architectural details such as rounded archways, stucco finishes, and rustic touches throughout.

An attached garage provides convenient access and additional storage, while the expansive acreage invites endless possibilities — whether you dream of creating a hobby farm, enjoying recreational activities, or simply soaking in the beauty of your own private sanctuary.

Located in the peaceful countryside yet within reasonable reach of local amenities, this property offers the best of both worlds — a serene lifestyle with room to roam.

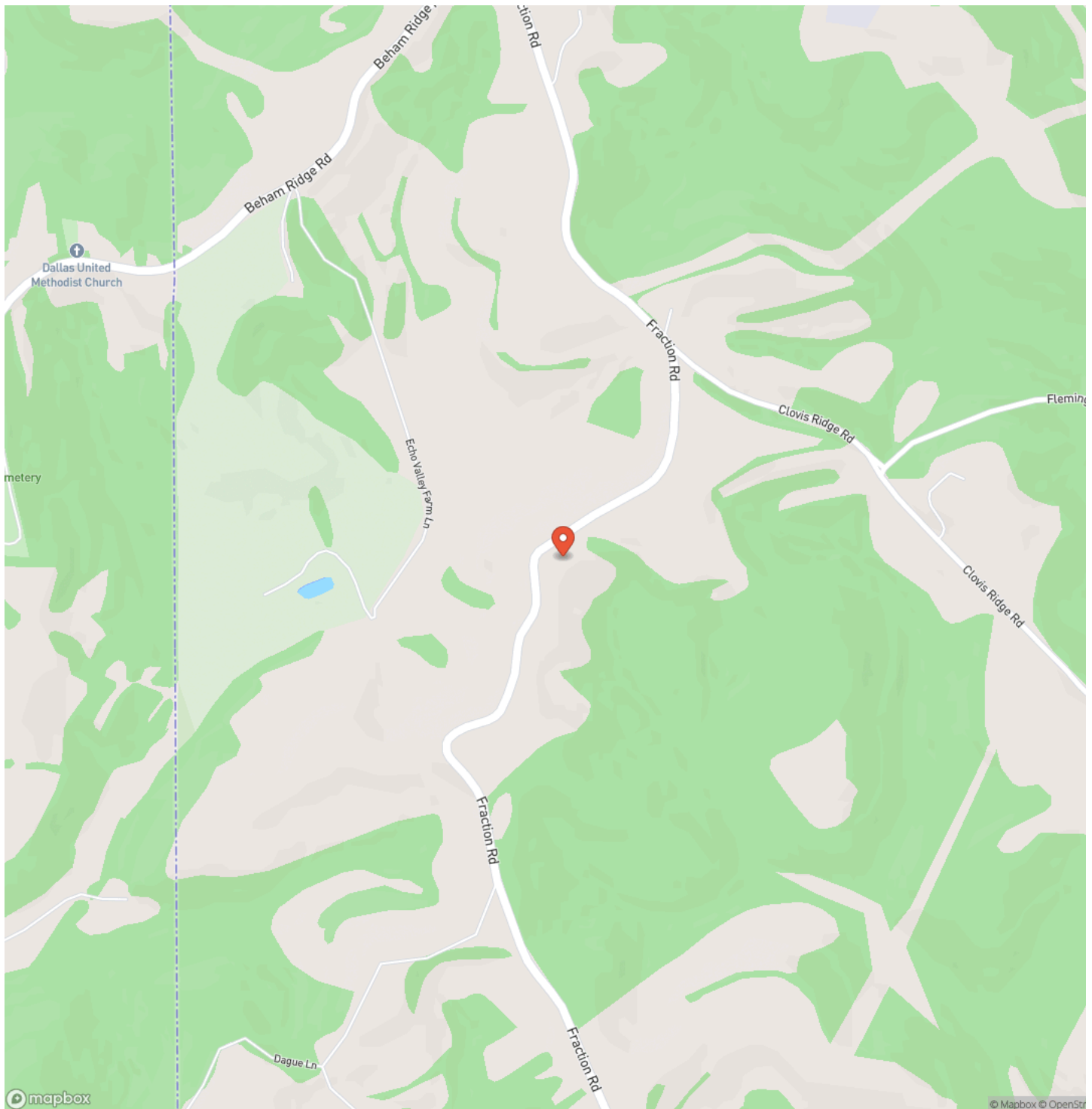
Features of the Property Include:

- 41+/- total acres
- 1,582-square-foot home
- 2 bedrooms, 1 bath
- City water, septic, electric furnace, and hot water tank
- Generac propane generator
- Mineral rights are unavailable
- Portion of the property is entered into a conservation easement program which limits development

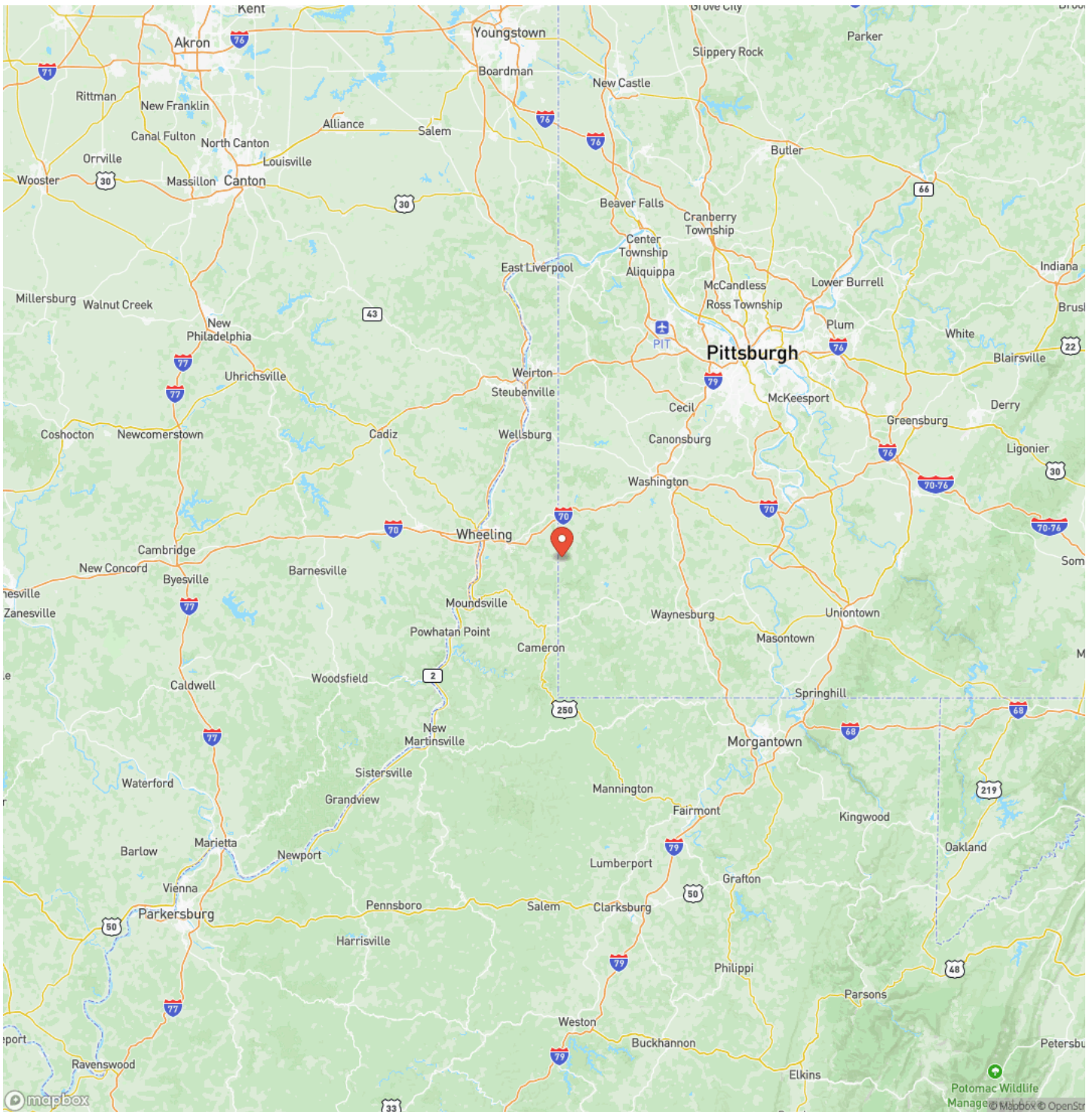
Fraction Rd., Washington County - 41 Acres
West Finley, PA / Washington County



Locator Map



Locator Map



Satellite Map



Fraction Rd., Washington County - 41 Acres
West Finley, PA / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Benjamin Beck

Mobile

(724) 747-5979

Office

(724) 747-5979

Email

bbeck@mossyoakproperties.com

Address

511 Skyline Dr.

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Pennsylvania Land Professionals

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com

