



**STATE COLLEGE
COMMUNITY LAND TRUST**

1315 S. Allen Street #306
State College, PA 16801
www.scclandtrust.org/apply



222 E. IRVIN AVE

\$275,000

This is a State College Community Land Trust (SCCLT) home; the home has undergone significant renovations and will be ready for sale in April 2026. SCCLT provides affordable housing opportunities to income-qualified first-time homebuyers in the Borough of State College. Eligible buyers for this property must earn between 81-120% of the Area Median Income (\$86,501-129,720 for 4-person household). The sales price is for the improvements (house) only. The homebuyer agrees to lease the land from SCCLT.

1945 Cape Cod home on quaint, historic Borough street, just a couple blocks from downtown State College. 1572 sq ft plus partially finished basement; 3 bedroom/2 bathroom. 0.26 acre lot. Renovations include new siding, roof, electrical, bathroom/kitchen remodel, HVAC updates, lead paint abatement, and more.

ESTIMATED MONTHLY COSTS			
Mortgage	Monthly principal & interest based on 6% 30 yr fixed rate loan (3% down)		\$1,599.00
Homeowner’s Insurance	Annually: \$900	Put into escrow monthly:	\$75.00
Real Estate Tax	Annually: \$5230		\$436.00
Monthly Land Lease Fee			\$40.00
TOTAL A =			\$2,150.00
Electric	Monthly		\$75.00
Gas	Seasonal Use	Set aside monthly:	\$170.00
Water & Sewage	Pay quarterly	Set aside monthly:	\$75.00
Refuse	Pay biannually	Set aside monthly:	\$40.00
TOTAL B =			\$360.00
TOTAL A + B =			\$2,510.00

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

Telephone · Cable · Internet Service · Home Maintenance