

MLS #: R2814355A (Active) List Price: \$329,900

16000 Wrangletown Rd Shirleysburg, PA 17260



House Style: 2 Story
Bedrooms: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 1
Total Baths: 3
Apx Year Built: 2011
Above Grade SqFt: 2896
Below Grade SqFt: 1080
Total SqFt: 3976
Garage Stalls: 2.00
Garage Type: Attached

Unit #:
Area: Mt Union/Mapl
Region: Shirley
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 20.354
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 2014-1766

Tax ID: TP#42-15-06.7 C&G

Total Taxes: 2802.69

Tax Year: 2017

Special Assessment:

Assessed Value: 44480

Avg Utilities: 125.00

Association Fee:

Property Features: Mountain View, Wooded, Year Round Access, Semi-Private

Amenities: Deck, Hardwood Floors, Foyer, Master Bath, Rec Room

ElemSchl:

Jr/Midl: Mt Union JR/SR

HighSchl: Mt Union JR/SR

Level	Room	Size	Description
Main	Kitchen	15x13	granite counters, stainless steel appliances
Main	Dining	12x13	hardwood floors
Main	Living	21x17	hardwood floors, french doors to deck
Main	Den	12x9	lovely views of the outdoors
Main	Laundry		
Main	3/4 Bath		
Second	Master Bedroom	16x12	Features huge walk in closet and storage
Second	Full Bath		master bath
Second	Full Bath		
Second	Bedroom	12x12	
Second	Bedroom	12x12	
Lower	Bedroom	12x13	could double as office
Lower	Family Room	28x13	nicely finished space

Included: refrigerator, range, oven, microwave, dishwasher, washer & dryer, ceiling fans

Not Included:

Water Type: Well

Sewer Type: Mound Septic

Fuel Type: Geothermal

Heating Type: Geo Thermal

AC Type: Central

Electric System:

Driveway: Gravel

Walkout Basement: No

Basement: Full Basement Finished

Exterior: Vinyl Siding

Roof Type: Shingle

Window Type:

Fireplaces: 0

Fireplace Type: None

Instructions/Directions: 24 hours notice to show. From Rt 22, turn right onto DiCosmo bypass and follow Rt 522 and take right onto Keystone Rd, follow to Wrangletown Rd and take right. Follow Wrangletown Rd to sign on left. Turn up driveway to home. Please take off shoes in foyer.

Public Comments: Beautifully appointed 3BR, 3BA home on 20.354 acres of woods and walking trails. Perfect for the outdoor enthusiasts, hunters and nature lovers. You can enjoy the seclusion but still be close to amenities in minutes. Features hardwood floors throughout, beautiful kitchen with granite countertops, formal DR with lots of natural light, 1st floor laundry (washer & dryer included) and 3/4 bath, mud room and roomy open living room. 2 story foyer leads to 2 bedrooms and a large master suite with 12x11 walk in closet, master bath with jetted tub, shower and double vanity. Fully finished lower level sports a huge family room and additional bedroom or office area. 2 car garage, nicely done driveway. Truly a must see home.

Information Herein Deemed Reliable but Not Guaranteed

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