

MLS #: R2815509A (Active) List Price: \$99,900

14596 Trough Creek Valley Pike Huntingdon, PA 16652



House Style: 2 Story
Bedrooms: 4
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1
Apx Year Built:
Above Grade SqFt: 2248
Below Grade SqFt:
Total SqFt: 2248
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: Trough Creek
Region: Union
County: Huntingdon
Zoning: None
Flood Zone: A
Apx Acreage: 8.16
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: 139/992

Tax ID: 50-08-03

Total Taxes: 1430.39

Tax Year: 2021

Special Assessment:

Assessed Value:

Avg Utilities:

Association Fee: 0.00

Property Features: Flat, Stream, Year Round Access, Laundry Facilities, On Paved Road, On Public Road, Open Land

Amenities: Attic Storage, Attic Walk Up, Ceiling Fan(s), Covered Stoop, Deck, Eating Area In Kitchen, Hardwood Floors, Foyer, Mudroom

ElemSchl:

Jr/Midl:

HighSchl: Mt Union JR/SR

Level	Room	Size	Description
Main	Family Room	15 x 15	Carpet
Main	Living	14 x 19	Carpet
Main	Dining	13 x 19	Hardwood
Main	Kitchen	15 x 15	Vinyl
Second	3/4 Bath	9 x 14	Hardwood
Second	Master Bedroom	15 x 17	Hardwood
Second	Bedroom	15 x 17	Hardwood
Second	Bedroom	12 x 15	Hardwood
Second	Bedroom	10 x 11	Hardwood

Included:

Not Included:

Water Type: Well

Sewer Type: Septic Tank, Wild Cat

Fuel Type: Oil, Heat Pump, Other/See Remarks

Heating Type: Hot Water, Mini Heat Pump, Woodstove(s)

AC Type: Mini Heat Pump

Electric System: 200 Amp Breakers

Driveway: Gravel

Walkout Basement:

Basement: Full Basement Unfinished

Exterior: Brick

Roof Type: Metal

Window Type: Combination

Fireplaces: 0

Fireplace Type: None

Instructions/Directions: From the intersection of Rt. 22 and 829, proceed South for 5.6 miles. Property on right.

Public Comments: A charming, classic 2 story brick farmhouse situated on more than 8 acres along the headwaters of the Little Trough Creek. High ceilings, original woodwork, (some Chestnut) moldings and floors) form the foundation for an extraordinary restoration project. The property features a large yard with the house overlooking beautiful pasture lands and the creek front. As they say in the business , this house has some great bones. Only 5 minutes to government lands of Raystown Lake for Hunting. Approximately 15 minutes to a Raystown Lake Boat Launch. Wood pellet stove in kitchen area. Note: The septic is currently in malfunction and cannot be used until replaced. See disclosure statement for more detail.

Information Herein Deemed Reliable but Not Guaranteed

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