

**MLS #: R2815570P (Pending) List Price: \$199,900**

**5482 Book Road Robertsdale, PA 16674**



**House Style:** 1-1/2 Story, 2 Story, Cabin  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 1  
**Apx Year Built:** 2008  
**Above Grade SqFt:** 1080  
**Below Grade SqFt:**  
**Total SqFt:** 1080  
**Garage Stalls:**  
**Garage Type:** None, Other/See Remarks

**Unit #:**  
**Area:** S Hunt Co  
**Region:** Wood  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 2.86  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 779-057

**Tax ID:** TP#54-09A-14

**Total Taxes:** 1791.24

**Tax Year:** 2020

**Special Assessment:**

**Assessed Value:** 23360

**Avg Utilities:**

**Association Fee:**

**Property Features:** Flat, Rolling, Semi-Wooded, On Private Road, Protective Covenants

**Amenities:** Covered Deck, Loft, Mudroom

**ElemSchl:**

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Great Room		
Main	Bedroom		
Main	3/4 Bath		
Second	Loft		
Main	Laundry		mud room

**Included:**

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Mound Septic  
**Fuel Type:** Electric, Wood  
**Heating Type:** Baseboard, Woodstove(s)  
**AC Type:** None  
**Electric System:**  
**Driveway:** Dirt, Gravel

**Walkout Basement:** No  
**Basement:** Full Basement Unfinished  
**Exterior:** Log  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:** 0  
**Fireplace Type:** None

**Mobile Home:** No

**Mobile/Mfg Home Title #:**

**Deeded:**

**Titled:**

**Mobile/Mfg Home Serial #:**

**Mobile/Mfg Make:**

**Mobile/Mfg Home Model:**

**Model/Make Year:**

**Model/Make Size:**

**Lot Ownership:**

**Lot Rent:**

**Tie Down:**

**Must Be Moved:**

**Instructions/Directions:** short notice showings might be okay but check first for owner usage. From Huntingdon, follow Rt. 22E to Mapleton, turn right onto Oriskany Road and follow to 655S. Follow 655S to Rt. 994 and follow Rt. 994 to Coles Valley Road, bear left onto Coles Valley Road and follow to Book Road, and follow Book Road to property on left.

**Public Comments:** Charming cabin tucked in and amongst the trees within easy distance to Raystown Resort and State lands! Features Great Room with wood stove and vaulted ceilings, lovely stone surround with woodstove, wrap around porch with a screened in porch area, large loft and first floor bedroom and bath. Full basement is heated with woodburner, outbuildings for storage, circular driveway.

Information Herein Deemed Reliable but Not Guaranteed

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