

**MLS #: R2814766A (Active) List Price: \$1,195,000****12747 Corbin Road Huntingdon, PA 16652**

**House Style:** Cabin, Chalet, A  
 Frame  
**Bedrooms:** 5  
**Full Baths:** 3  
**Half Baths:** 0  
**3/4 Baths:** 1  
**Total Baths:** 4  
**Apx Year Built:** 1988  
**Above Grade SqFt:** 2894  
**Below Grade SqFt:** 1792  
**Total SqFt:** 2894  
**Garage Stalls:** 2.00  
**Garage Type:** Detached

**Unit #:**  
**Area:** Trough Creek  
**Region:** Juniata  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 142.8  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** None

**Legal Description:** DBV 213-444**Tax ID:** TP#23-06-72 C&G**Total Taxes:** 3201.20**Tax Year:** 2017**Special Assessment:****Assessed Value:** 52000**Avg Utilities:****Association Fee:**

**Property Features:** Clean & Green, Electric to Property, Hot Tub, Rolling, Shed, Steep, Mountain View, Year Round Access, ADJ  
 Federal Land, Lake View, On Private Road, On Public Road

**Amenities:** Deck, Eating Area In Kitchen, Security System, Fireplace-Stone, Master Bath**ElemSchl:****Jr/Midl:** Middle School**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	24x25	vaulted ceiling, glass front , doors to deck. Stone FP
Main	Master Bedroom	14x16	walk in closet
Main	Kitchen	22x11	eat in
Main	Bedroom	14x10	
Main	Bedroom	11x10	
Second	Bedroom	16x20	view of lake
Second	Bedroom	16x15	view of lake
Second	Loft	23x12	Massive stone chimney
Basement	Family Room	22x22-22x25+	Stone hearth for woodstove, windows with view of lake
Main	Full Bath		2 full baths
Second	Full Bath		2 full baths one has jet tub.
Basement	3/4 Bath		Steam bath & 3/4 bath

**Included:** Most furnishings , appliances and tree stands. List will be provided**Not Included:****Water Type:** Well**Sewer Type:** Septic Tank**Fuel Type:** Electric, Wood**Heating Type:** Baseboard, Woodstove(s)**AC Type:** None**Electric System:** Other/See Remarks**Driveway:** Dirt, Shale**Walkout Basement:** Yes**Basement:** Full Basement Finished**Exterior:** Log**Roof Type:** Metal**Window Type:** Thermo Pane**# Fireplaces:** 1**Fireplace Type:** Wood**Instructions/Directions:** 24 hour notice to show agent must be present. Security System is in use.

**Public Comments:** Arguably the best view of Raystown Lake awaits you in this beautiful log chalet that sits atop Terrace mountain. Situated on 142.8 acres, this 5BR,4 bath home offers spectacular views of serenity. Features include: Huge stone fireplace is the center piece of the house and goes basement to 2nd floor. 2 story vaulted ceiling in the living room with floor full glass angled front windows to take in breath taking views. Master suite and two bedrooms on first floor. 2 bedrooms, loft and bath on second floor. Fully finished walk out basement with hearth for woodstove, Steam bath and laundry. Wrap around deck. All but one bedroom has view of lake. All wooded acreage goes from top of mountain to just above Raystown River just below dam. Property extends 0.9 mi. along the top Terrace Mt.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R2814766A