

MLS #: R2814012A (Active) List Price: \$254,400

13471 Raymond Road Huntingdon, PA 16652



House Style: 1-1/2 Story  
Bedrooms: 4  
Full Baths: 1  
Half Baths: 0  
3/4 Baths: 1  
Total Baths: 2  
Apx Year Built: 2001  
Above Grade SqFt: 1482  
Below Grade SqFt: 0  
Total SqFt: 1482  
Garage Stalls:  
Garage Type: None

Unit #:  
Area: Trough Creek  
Region: Union  
County: Huntingdon  
Zoning: None  
Flood Zone: Unverified  
Apx Acreage: 9.14  
Frontage Feet:  
Depth Feet:  
Mobile/Mfg Home:

Legal Description: dbv 993-533, 933-537

Tax ID: 50-04A-42 & 43

Total Taxes: 1717.00

Tax Year: 2017

Special Assessment:

Assessed Value: 28480

Avg Utilities:

Association Fee: 115.00

Property Features: Clean & Green, Deed Restrictions, Electric to Property, Rolling, Wooded, Year Round Access, Semi-Wooded, Valley View, On Private Road, Protective Covenants

Amenities: Covered Porch, Deck, Eating Area In Kitchen, Hardwood Floors, Porch

ElemSchl:

Jr/Midl:

HighSchl: Mt Union JR/SR

Level	Room	Size	Description
main	Kitchen	8x16	
main	Living	14x17	
main	Bedroom	9x12	
main	Bedroom	12x13	
2nd	Bedroom	18x13	
2nd	Bedroom	11x12	
main	Full Bath		

Included: Refrig, Range, Micro, dishwasher, ceiling fans, satellite dish, bunk beds twin mattress's, queen mat

Not Included:

Water Type: Private Well

Sewer Type: Septic

Fuel Type: Electric

Heating Type: Baseboard

AC Type: None

Electric System: 200 Amp Breakers

Driveway: Dirt

Walkout Basement: Yes

Basement: Full Basement Unfinished

Exterior: Vinyl

Roof Type: Shingle

Window Type: Thermo Pane

# Fireplaces: 1

Fireplace Type: Wood

Instructions/Directions: 24 hour notice to show

Public Comments: Beautiful private location yet, still near town and the Lake, Trough Creek State Park and numerous types of recreation. This 4 bedroom, 1 & 3/4 bath home is located on 9.14 acres . Mountain views and view over farm fields and field area that has grape arbor. Huge front porch overlooking spacious open area. Many stone walls. Hardwood floors, fireplace. Full walk out basement. .Short drive/ walk to Government Land. 5 additional lots available, see maps. House parcel and 5 additional lots (27.4 acres) could be purchased for \$374,000. Could also be purchased with additional lot or lots see maps.

Information Herein Deemed Reliable but Not Guaranteed

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