

**MLS #: R2815750A (Active) List Price: \$99,900****12173 William Penn Highway Huntingdon, PA 16652**

**House Style:** 1 Story  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 1.00  
**Apx Year Built:** 1947  
**Above Grade SqFt:** 864  
**Below Grade SqFt:**  
**Total SqFt:** 864  
**Garage Stalls:**  
**Garage Type:** None

**Unit #:**  
**Area:** Brady / Henderson  
**Region:** Henderson  
**County:** Huntingdon  
**Zoning:** Commercial  
**Flood Zone:** No  
**Apx Acreage:** 0.17  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** None

**Legal Description:** DBV 958/340**Tax ID:** 15-14-40**Total Taxes:** 1006.00**Tax Year:** 2021**Special Assessment:****Assessed Value:** 13920**Avg Utilities:****Association Fee:****Property Features:** Cable to Property, Deed Restrictions, Electric to Property, Shed, On Paved Road, On Public Road**Amenities:** Attic Storage, Attic Walk Up, Covered Porch**ElemSchl:****Jr/Midl:** Middle School**HighSchl:** Hunt High Sch

| Level  | Room      | Size    | Description   |
|--------|-----------|---------|---|
| Main   | Living    | 11 x 13 | Carpet  |
| Main   | Dining    | 11 x 13 | Carpet, Closet                                      |
| Main   | Kitchen   | 11 x 10 | Remodeled in 2009, Laminate Flooring                |
| Main   | Bedroom   | 11 x 9  | Hardwood Floors, Closet                             |
| Main   | Bedroom   | 9 x 11  | Hardwood Floors, Steps to Attic                     |
| Main   | Full Bath | 5 x 7   | Upgraded in 2009                                    |
| Second |           | 5 x 32  | Hardwood Floors, Lots of Potential, Wired, Stand-up |
|        |           |         |   |
|        |           |         |   |
|        |           |         |   |
|        |           |         |   |

**Included:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Shed**Not Included:****Water Type:** Public**Sewer Type:** Public Sewer**Fuel Type:** Oil**Heating Type:** Forced Air**AC Type:** None**Electric System:** 200 Amp Breakers**Driveway:** Dirt**Walkout Basement:** No**Basement:** Full Basement Unfinished**Exterior:** Aluminum Siding**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:****Fireplace Type:** None**Instructions/Directions:** Rt. 22 from Huntingdon, East towards Mill Creek. Sits across from Kwik Fill.

**Public Comments:** Clean and Move in Ready! Two bedroom house with full basement and walk-up second floor ready to convert to a large main bedroom or terrific rec room. Front and back porch decks updated in 2019. Kitchen and bathroom were remodeled around 2010 along with a closet addition. Plumbing and electrical also updated along with new windows in 2009. Great affordable starter home but you must be prequalified before showings! Walking distance to Juniata River, Eateries and Dollar General. Short distance to Lake Raystown, Juniata College and all the amenities Huntingdon County has to offer!

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R2815750A