

MLS #: R2813764A (Active) List Price: \$279,900

7799 Vista Rise Drive Huntingdon, PA 16652



HOUSE STYLE: 1-1/2 Story
BEDROOMS: 2
FULL BATHS: 1
HALF BATHS: 0
3/4 BATHS: 1
TOTAL BATHS: 1.75
APX YEAR BUILT: 0
ABOVE GRADE SQFT: 1330
BELOW GRADE SQFT: 896
TOTAL SQFT: 1330
GARAGE STALLS: 0
GARAGE TYPE: None

UNIT #:
AREA: Huntingdon Area
REGION: Juniata
COUNTY: Huntingdon
ZONING: Residential
FLOOD ZONE: No
APX ACREAGE: 2.9
FRONTAGE FEET:
DEPTH FEET:
MOBILE/MFG HOME:

LEGAL DESCRIPTION: DBV 827/561

TAX ID: 23-02-06.16

TOTAL TAXES: 1967.08

TAX YEAR: 2016

SPECIAL ASSESSMENT:

ASSESSED VALUE: 0

AVG UTILITIES:

ASSOCIATION FEE: 300

PROPERTY FEATURES: Fenced, Wooded, Semi-Private, Lake Access, Protective Covenants

AMENITIES: Ceiling Fan(s), Ceramic Tile Floors, Covered Porch, Deck, Hardwood Floors, Fireplace-Stone, Loft, Master Bath, Satellite Dish

ELEMSCHL:

JR/MIDL:

HIGHSCHL: Hunt High Sch

Level:	Room:	Size:	Description:
Main	Kitchen	22 x 26	Open Floor Plan - Ceramic
Main	Living	22x26	Open Floor Plan - Ceramic
Main	Bedroom	12 x 15	
Main	Full Bath	5 x 9	
2nd	Loft	8 x 30	
2nd	Bedroom	12 x 13	
2nd	3/4 Bath	5 x 10	
Bsmt		24 x 32	

INCLUDED: Kitchen appliances, washer and dryer convey. Other furniture is negotiable.

NOT INCLUDED:

WATER TYPE: Private Well

SEWER TYPE: Septic

FUEL TYPE: Electric, Propane, Wood

HEATING TYPE: Baseboard, Forced Air, Heat Pump

AC TYPE: Central

ELECTRIC SYSTEM: 200 Amp Breakers

DRIVEWAY: None

WALKOUT BASEMENT: Yes

BASEMENT: Full Basement Unfinished

EXTERIOR: Stone/Vinyl

ROOF TYPE: Shingle

WINDOW TYPE: Thermo Pane

FIREPLACES: 1

FIREPLACE TYPE: Wood

INSTRUCTIONS/DIRECTIONS: From the intersection of Rt. 22 and 4th street at Huntingdon, proceed .38 miles to Snider's Run Road. Turn onto Sniders Run Road. Continue .39 miles. Turn Left onto Henderson Hollow Road and continue .45 miles. Turn right and continue about .9 miles to Vista Rise Drive. Turn left, first house on left.

PUBLIC COMMENTS: Close to Snyder's Run Boat launch, this quality, custom built home has lots of extras. From bottom to top, this home screams class! The custom kitchen within the open floor plan will delight any chef entertaining friends or family. The beautiful stone fireplace, set under wood vaulted ceilings, provides a centerpiece for family events. Outside, a beautiful hardscape with a fire pit makes for the perfect summer venue. Vinyl siding and modern construction requires little maintenance, allowing more time for relaxing under the summer stars. Fenced yard for a pet friendly environment. Put this one on your list....it is a home that must be seen to be appreciated.

Information Herein Deemed Reliable but Not Guaranteed