

**MLS #: F2815561A (Active) List Price: \$799,900**

**18525 Raystown Road James Creek, PA 16657**



**House Style:** 2 Story  
**Bedrooms:** 4  
**Full Baths:** 1  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 1.5  
**Apx Year Built:**  
**Above Grade SqFt:** 2202  
**Below Grade SqFt:** 841  
**Total SqFt:** 2202  
**Garage Stalls:** 3.00  
**Garage Type:** Detached

**Area:** James Creek  
**Region:** Hopewell  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 130  
**Frontage Feet:**  
**Depth Feet:**  
**Farm Types:** Hobby, Horse,  
 Other/See Remarks

**Legal Description:** 370/755

**Tax ID:** 16-01-02

**Total Taxes:** 3211.51

**Tax Year:** 2021

**Special Assessment:**

**Assessed Value:** 42240

**Avg Utilities:**

**Association Fee:**

**Tillable Acres:**

**Wooded Acres:** 117.00

**Pasture Acres:** 9.00

**Road Acres:**

**Building Acres:** 4.00

**Other Acres:**

**Topography:** Rolling

**Drainage:**

**Soil Type:**

**Road Surface:**

**Property Features:** Cable to Property, Clean & Green, Corral/Stables, Fenced, Rolling, Stream, Mountain View, Wooded, Year Round Access, Valley View, Laundry Facilities, OK for Mobiles

**Amenities:** Attic Storage, Ceiling Fan(s), Eating Area in Kitchen, Hardwood Floors, Kennel, Porch

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Kitchen	13 x14	
Main	Family Room	10x25 11x28	L-Shaped addition; lots of natural light.
Main	Living	13 x 27	Pine Floors
Main	Bedroom	11 x 12	Pine floors covered by carpet.
Main	Full Bath	8 x 12	Carpet
Second	Bedroom	9 x 14	Hardwood
Second	Bedroom	9 x 12	Hardwood
Second	Master Bedroom	14 x 14	Hardwood
Second	Full Bath		Jetted tub.
Main	1/2 Bath		

**Included:**

**Personal Property Included:** Dishwasher, Refrigerator, Range

**Not Included:**

**Water Type:** Well

**Sewer Type:** Septic System

**Fuel Type:** Electric, Oil

**Heating Type:** Forced Air, Heat Pump

**AC Type:** Central

**Electric System:** 200 Amp Breakers

**Driveway:** Gravel

**Farm Fuel Types:** Other/See Remarks

**Walkout Basement:** Yes

**Basement:** Full Basement Unfinished

**Exterior:** Brick, Vinyl Siding

**Roof:** Shingle

**Windows:** Thermo Pane

**Floor:** Other/See Remarks

**# Fireplaces:** 0

**Fireplace Type:** None

**Bldg1Cnst:** Metal    **Bldg1Roof:** Metal    **Bldg1Flr:** Concrete    **Bldg1Cnd:** Excellent    **Bldg1Desc:** 54 x 75

**Bldg2Cnst:** Metal    **Bldg2Roof:** Metal    **Bldg2Flr:** Concrete    **Bldg2Cnd:** Excellent    **Bldg2Desc:** 30 x 40

**Bldg3Cnst:**    **Bldg3Roof:**    **Bldg3Flr:**    **Bldg3Cnd:**    **Bldg3Desc:**

**Bldg4Cnst:**    **Bldg4Roof:**    **Bldg4Flr:**    **Bldg4Cnd:**    **Bldg4Desc:**

**Instructions/Directions:** From Rt. 22 - 26 Intersection, take Rt 26, South toward Everett . Continue to follow PA-26. South for 16.36 miles. 18525 Raystown Rd, James Creek, PA 16657-7902, 18525 RAYSTOWN RD is on the left.

**Public Comments:** Is it a hunting preserve or is it a hobby horse farm? You decide! All within minutes of Raystown Lake. 130 acres of land with a diversity of open meadows and woodlots create exceptional habitat for most of PA's game species. A well maintained 2 story farm house with lots of attic and basement storage fronts a gently sloping tract of land. A large metal storage building provides room for vehicles, ATVs, tools, snowmobiles, water toys etc. About 1/4 mile from the house at the edge of an open meadow is a small stable with 4 stalls and a tack room. The stable has its own water source (well) and electricity. A great property for the sportsman or for that classic country farm. High Speed internet available through Comcast.

Information Herein Deemed Reliable but Not Guaranteed

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