MLS #: R2815915A (Active) List Price: $229,900 **5741 Woodland Drive Hesston, PA 16647**

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: 1997
Above Grade SqFt: 1134
Below Grade SqFt: 884
Total SqFt: 1326
Garage Stalls: 3.00
Garage Type: Detached, Integral

Unit #:
Area: Seven Points
Region: Penn
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 2.1
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: 813/355
Tax ID: 36-07-27.22 **Total Taxes:** 2611.81 **Tax Year:** 2022
Special Assessment: **Assessed Value:** 36400 **Avg Utilities:** **Association Fee:**
Property Features: Steep, Stream, Wooded, Semi-Private, Protective Covenants
Amenities: Covered Porch, Deck, Eating Area In Kitchen
ElemSchl: **Jr/Midl:** **HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Great Room	16 x 25	Open concept, kitchen, dining living
Main	Bedroom	13 x 13	Carpeted
Main	3/4 Bath	8 x 13	Also contains a laundry room.
Second	Bedroom	10 x 12	Carpeted
Second	Full Bath	7 x 10	

Included: refrigerator, range, washer, dryer. (see attached list).
Not Included:

Water Type: Well
Sewer Type: Mound Septic
Fuel Type: Propane, Heat Pump
Heating Type: Forced Air
AC Type: Heat Pump
Electric System: 200 Amp Breakers
Driveway: Gravel

Walkout Basement: Yes
Basement: Full Basement Unfinished
Exterior: Vinyl Siding
Roof Type: Shingle
Window Type: Thermo Pane
 # Fireplaces: 1
Fireplace Type: Gas-Fired

Instructions/Directions: From the intersection of Rt 22 and 26 at Huntingdon, follow Rt 26S to Seven Points Rd (6.23 miles). Turn left-follow Seven Points Rd to Bakers Hollow Rd, (2.65 miles). Turn left and follow to Woodland Campground, (.82 m), turn left onto Woodland and follow .59 miles to cabin on left. SHORT NOTICE SHOWINGS MAY BE OKAY,

Public Comments: Next door to SEVEN POINTS!!! A nice cabin in a nice location that is perfect for family get-togethers or private escapes. Only a few minutes to Seven Points Recreation Area and Allegrippis Trails. This property offers just about everything you could want! Use for a seasonal or as a year round home. Some features include open Great Room with fireplace, eat-in Kitchen, screened in porch that overlooks a small stream. 1st Floor bedroom and bath, with a 2nd bedroom and full bath upstairs. The unfinished basement offers many creative opportunities. A huge rear deck is perfect for outdoor entertaining. The 3 garage bays provide plenty of storage for lake toys.

Information Herein Deemed Reliable but Not Guaranteed
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