

**MLS #: R2815508A (Active) List Price: \$139,900****2132 Retriever Lane James Creek, PA 16657**

**House Style:** 1 Story  
**Bedrooms:** 3  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**Total Baths:** 2  
**Apx Year Built:** 1970  
**Above Grade SqFt:** 960  
**Below Grade SqFt:** 280  
**Total SqFt:** 1240  
**Garage Stalls:** 1.00  
**Garage Type:** Integral

**Unit #:**  
**Area:** James Creek  
**Region:** Lincoln  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 1.99  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** None

**Legal Description:** 2018/1474**Tax ID:** 24-09-08.25**Total Taxes:** 1467.00**Tax Year:** 2020**Special Assessment:****Assessed Value:** 21520**Avg Utilities:****Association Fee:****Property Features:** Electric to Property, Pond, Rolling, Shed, Semi-Wooded, On Private Road**Amenities:** Deck, Furnishings**ElemSchl:** Southside Elem**Jr/Midl:** Middle School**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Family Room	20 x 13	New Slider to Deck, Woodstove, Large Family Table
Main	Kitchen	14 x 9	New Hardwood Plank Flooring, Appliances
Main	Bedroom	21 x 7	With Outside Entrance Door, Handmade Bed and Dressers
Main	Bedroom	10 x 10	Double Bunks!
Main	Bedroom	9 x 10	King Bed w/Closet
Main	Full Bath	9 x 5	
Lower	Den	9 x 11	Bar Area
Lower	Den	15 x 11	Pool Table, Entrance to Garage
Lower	Laundry	8 x 11	Washer, Dryer, Mechanical
Lower	3/4 Bath	6 x 6	Shower Stall, Toilet, Sink
Lower		12 x 28	Garage

**Included:** Oven, Oven/Microwave, Dishwasher, Fridge, Most Inside Furniture, Washer, Dryer, Kitchen Sink**Not Included:** New Outside Wicker Furniture and Umbrellas, List to be Provided.**Water Type:** Well**Sewer Type:** Private Sewer, Septic Tank**Fuel Type:** Electric, Oil, Wood**Heating Type:** Forced Air, Woodstove(s)**AC Type:** Window**Electric System:** 100 Amp Breakers**Driveway:** Dirt**Walkout Basement:** Yes**Basement:** Partial Basement Partially Finished**Exterior:** Vinyl Siding**Roof Type:** Shingle**Window Type:** Some Thermo**# Fireplaces:** 0**Fireplace Type:** None

**Instructions/Directions:** PA-26 South from Huntingdon to Entriaken flashing light. Turn left onto PA-994 E for .5 mile. Turn right onto Entriaken Cemetary Rd. Continue to stop sign and then straight on Forshey Rd. for .5 mile. Left onto Deer Ridge. Right onto Retriever. Wind through to top of the hill. Road has no winter maintainence. Four wheel required but not guaranteed in winter. Limited turn around areas.

**Public Comments:** 3 Bedroom Cabin on 1.9 Acres, with a POND!! Lots of Handcrafted Furniture. New Windows and Water Heater. New Plank Flooring in Kitchen. Rustic Handcrafted Wainscoting on many Walls. Lower Level Entertaining Area. Large Intergal Toy Garage. Shed. Great View of Tussey Mountain. Minutes to Lake Raystown!! Choose your Boat Launch - James Creek, Shy Beaver, Tatman Run, Lake Raystown Resort. Close proximity to State and Federal Lands and miles of trails at Trough Creek State Park. 20 Minutes to Seven Points Recreational Area.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R2815508A