

**MLS #: R2814942A (Active) List Price: \$169,900**

**10271 Sanders Drive Huntingdon, PA 16652**



**House Style:** 1 Story, Modular  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2  
**Apx Year Built:** 2004  
**Above Grade SqFt:**  
**Below Grade SqFt:**  
**Total SqFt:**  
**Garage Stalls:** 0.00  
**Garage Type:** None

**Unit #:**  
**Area:** Brady / Henderson  
**Region:** Henderson  
**County:** Huntingdon  
**Zoning:** Rural Res Cons  
**Flood Zone:** No  
**Apx Acreage:** 1.51  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 2013-1332

**Tax ID:** TP#15-01A-04

**Total Taxes:** 1762.96

**Tax Year:** 2019

**Special Assessment:**

**Assessed Value:** 27360

**Avg Utilities:**

**Association Fee:** 100.00

**Property Features:** Rolling, On Private Road, Protective Covenants

**Amenities:** Covered Deck, Eating Area In Kitchen, Master Bath

**ElemSchl:**

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	18x12	
Main	Dining	12x10	
Main	Kitchen	29x10	island, lots of cabinets and storage
Main	Master Bedroom	13x12	
Main	Full Bath		master bath
Main	Bedroom	10x12	
Main	Bedroom	9x12	
Main	Full Bath		

**Included:**

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Septic Tank  
**Fuel Type:** Electric, Oil, Wood  
**Heating Type:** Forced Air  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Gravel

**Walkout Basement:** Yes  
**Basement:** Full Basement Unfinished  
**Exterior:** Vinyl Siding  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:** 0  
**Fireplace Type:** None

**Instructions/Directions:** short notice showings should be okay. From Huntingdon follow Stone Creek Ridge Rd to McCalls Hill Road, turn right and follow road to Evergreen Road, turn left and follow to Sanders Drive, turn right and follow to house on right

**Public Comments:** Enjoy the country life in this ranch home on 1.51 acres. Features include large kitchen with cabinets aplenty and island plus bar seating, master suite with large bath. New carpet, large covered deck, full walk out basement ready to be finished. Great hunting opportunities and perfect for year round or seasonal use. State gamelands, Standing Stone Trail and Stone Creek nearby. Easy drive to State College.

Information Herein Deemed Reliable but Not Guaranteed

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