

MLS #: R2815607A (Active) List Price: \$295,900**2210 Acorn Circle Huntingdon, PA 16652**

House Style: 2 Story
Bedrooms: 4
Full Baths: 1
Half Baths: 1
3/4 Baths: 1
Total Baths: 2.25
Apx Year Built: 1994
Above Grade SqFt: 2424
Below Grade SqFt: 1200
Total SqFt: 2424
Garage Stalls: 3.00
Garage Type: Attached

Unit #:
Area: Huntingdon Area
Region: 5th Wd Hunt
County: Huntingdon
Zoning: Res Suburb
Flood Zone: No
Apx Acreage: 0.709
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 360/521**Tax ID:** 21-12C-29**Total Taxes:** 4408.42**Tax Year:** 2021**Special Assessment:****Assessed Value:** 50560**Avg Utilities:****Association Fee:** 120.00**Property Features:** Cable to Property, Cul-de-Sac, Wooded, On Paved Road, Protective Covenants

Amenities: Attic Pull Down, Brick Accent, Ceiling Fan(s), Covered Deck, Deck, Disposal, Eating Area In Kitchen, Garage Door Opener(s), Hardwood Floors, Pantry, Sump Pump, Walk-in Closet, Workshop, Fireplace-Brick, Foyer, Master Bath, Mudroom, Rec Lighting

ElemSchl:**Jr/Midl:****HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	12 x 14	Carpet
Main	Dining	11 x 14	Carpet
Main	Family Room	15 x 18	HW Floors with recessed lighting, built in cupboards/bookcases. Ceiling Fan
Main	Kitchen	11 x 21	Quartz Counter tops.. Recessed lighting, Pantry food storage. Composite flooring.
Main	1/2 Bath		Vinyl
Main	Laundry	6 x 10	Laundry and Mud room/composite flooring
Second	Master Bedroom	14 x 15	w/3/4 Bath w/shower, double bowl vanity. Carpet
Second	Bedroom	13 x 13	Carpet
Second	Bedroom	13 x 13	Carpet
Second	Bedroom	10 x 12	Carpet
Second	Full Bath		Vinyl
Lower	Family Room	17 x 22	Overhead and track lighting, Carpet
Lower		15 x 15	Workshop Area/Concrete floor -- Also adjacent is a 13 x 21 Storage Room.
Lower	Office	11 x 13	Carpeted Office/Hobby Room

Included: Range, Refrigerator, Microwave, Dishwasher**Not Included:****Water Type:** Public**Sewer Type:** Public Sewer**Fuel Type:** Heat Pump**Heating Type:** Forced Air**AC Type:** Heat Pump**Electric System:** 200 Amp Breakers**Driveway:** Black Top**Walkout Basement:** No**Basement:** Full Basement Partially Finished**Exterior:** Brick, Vinyl Siding**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 1**Fireplace Type:** Gas-Fired**Instructions/Directions:**

Public Comments: A spacious, well maintained home on a double lot (.709 acres) in the Highlands of Huntingdon. Located on a cul-de-sac and surrounded by mature trees, this property has a genuinely nice degree of privacy suiting any lifestyle! The main floor is very functional but open enough to allow for entertaining friends and family. The large, vaulted foyer leads to a combination kitchen/dining/family room from there, an attractive combination covered/open deck invites you to move activities outside with ease of effort. Throughout, a combination of hardwood, composite and carpeted floor adds variety and appeal. The finished lower level currently provides for an office/hobby room and a finished family area. Unfinished space has been allocated for storage and a workshop. A must-see property.

Information Herein Deemed Reliable but Not Guaranteed

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