

MLS #: R2815268A (Active) List Price: \$94,900**309 Mifflin Huntingdon, PA 16652**

House Style: 2 Story
Bedrooms: 3
Full Baths: 1
Half Baths: 2
3/4 Baths: 0
Total Baths: 2
Apx Year Built:
Above Grade SqFt: 2064
Below Grade SqFt: 702
Total SqFt: 2064
Garage Stalls: 1.00
Garage Type: Detached

Unit #:
Area: Huntingdon Area
Region: 1st Wd Hunt
County: Huntingdon
Zoning: Res Urban
Flood Zone: No
Apx Acreage:
Frontage Feet: 50
Depth Feet: 100
Mobile/Mfg Home:

Legal Description: 214/518**Tax ID:** 17-03-74**Total Taxes:** 1631.46**Tax Year:** 2020**Special Assessment:****Assessed Value:** 19040**Avg Utilities:****Association Fee:****Property Features:** Cable to Property, Electric to Property, On Paved Road**Amenities:** Florida Room, Loft**ElemSchl:****Jr/Midl:****HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	13 x 19	Carpeted.
Main	Dining	11 x 15	Carpeted
Main	Sunroom	10 x 18	Indoor-outdoor carpet
Main	Kitchen	9 x 13	Vinyl
Main	1/2 Bath		
Second	Master Bedroom	12 x 15	Carpet
Second	Bedroom	11 x 14	Carpet
Second	Bedroom	10 x 12	Carpet
Second	Office	5 x 6	Carpet
Third		17 x 20	Attic - Carpet - Abundance of natural light.
Third		8 x 15	Attic - Carpet - Lots of Storage - Cedar lined closets
Basement	Laundry		Partially finished , 3 divisions with 1/2 bath.
Basement	1/2 Bath		

Included: Freezer; washers (2); dryer; refrigerator; range (oven non-functional); dehumidifier.**Not Included:****Water Type:** Public**Sewer Type:** Public Sewer**Fuel Type:** Oil**Heating Type:** Hot Water**AC Type:** None**Electric System:** 200 Amp Breakers**Driveway:** Other/See Remarks**Walkout Basement:** No**Basement:** Full Basement Partially Finished**Exterior:** Brick**Roof Type:** Shingle**Window Type:** Thermo Pane, Other/See Remarks**# Fireplaces:** 0**Fireplace Type:** None**Instructions/Directions:**

Public Comments: Solidly built, well maintained brick home in downtown Huntingdon. This home features classic oak wood moldings that reflect back to an earlier era of grandeur. A sunroom off of the Living Room presents a cozy spot to read, work puzzles or just relax. . The second floor features 3 nice sized bedroom, with a small bonus room that could be used as a small office or crafting space. The third floor walkup (finished attic with heat) is flooded in natural light. Could be used as a 4th bedroom, playroom or hobby room. . Replacement windows throughout. This house is move in ready, and with just a little polish could be the showcase home of the block.

Information Herein Deemed Reliable but Not Guaranteed

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