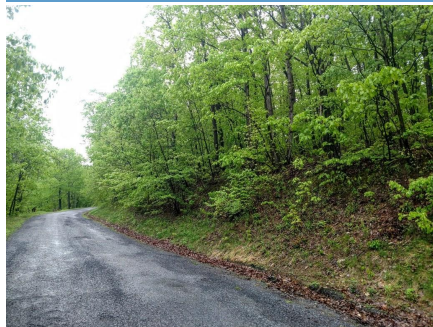


MLS #: L2814789A (Active) List Price: \$44,900 (28 Hits)**40 Timberlake Drive James Creek, PA 16657**

Apx Acreage: 0.87
Frontage Feet:
Depth Feet:

Unit #:
Area: James Creek
Region: Hopewell
County: Huntingdon
Zoning: Other
Flood Zone: No

Legal Description: DBV 256/507**Tax ID:** 16-04-01.28**Total Taxes:** 163.00**Tax Year:** 2018**Special Assessment:****Assessed Value:** 2320**Property Features:** Deed Restrictions, Electric To Property, Mountain View, Wooded, Year Round Access**ElemSchl:** Tussey Mtn**Jr/Midl:** Tussey Mtn**HighSchl:** Tussey Mtn**Water Type:** None**Sewer Type:** Public Sewer**Fuel Type:** None**Owner Name:** Robert H. & Patricia Eby**Owner Financing:** No**Showing Instructions:** Call Listing Agent, Call Listing Office**Possession:** At Closing**Agent Owned:** No**Financing:** Cash, Conventional**Exclusive:****BA:** Yes**BA Comm:** .027**BA Dual/Variable Rate:****Min Comm:** \$810**SA:** No**SA Comm:** 0**SA Dual/Variable Rate:****Contingency Details:** None**TA:****TA Comm:****TA Dual/Variable Rate:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Original List Price:** \$44,900**List Date:** 5/3/2019**Expire Date:** 11/1/2019**Days on Market:** 167**Refer to MLS #:****Pending Date:****Contingencies:****Contingency Remarks:****Pending Office:****Pending Agent:**

Instructions/Directions: From Huntingdon intersection of Rt. 22 & Rt. 26 travel South on Rt. 26 approx. 18 miles. Turn left onto Shy Beaver Rd. Travel about a mile to Timberlake Drive on the right. Follow Timberlake Drive to the top. Property sits across road from 2519 Timberlake Drive.

Public Comments: Ready to build your dream home or get-away cabin? This is the location. Large .87 acre wooded lot only 10 minutes from Shy Beaver boat launch on beautiful Lake Raystown. Close to State and Federal property in the hills of central Pennsylvania. Shy Beaver inlet visible at lots point. Sewage hook up fees will need to be researched through Hopewell Township office. Well is responsibility of buyer. Don't be shy, do a drive-by!

Agent Only Comments: Buyer will need to call Hopewell Township to obtain hook-up fees for sewage.

Listing Office: Raystown Realty (#:2)**Main:** (814) 643-5054**Fax:** (814) 643-4774**Listing Agent:** R. Scott Merrell (#:125)**Contact #:** (814) 251-1108**Agent Email:** scott@raystownrealty.com

Information Herein Deemed Reliable but Not Guaranteed

MLS #: L2814789A