MLS #: R2814796A (Active) List Price: $169,900 **3163 Sassafrass Road Petersburg, PA 16669**

House Style: 1-1/2 Story, Cabin
Bedrooms: 2
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1
Apx Year Built: 1975
Above Grade SqFt: 1170
Below Grade SqFt:
Total SqFt: 1170
Garage Stalls: 2.00
Garage Type: Detached

Unit #:
Area: N Hunt Co
Region: Jackson
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 0.93
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 856-325
Tax ID: TP#22-13-21.2 **Total Taxes:** 1799.72 **Tax Year:** 2018
Special Assessment: **Assessed Value:** 28960 **Avg Utilities:** **Association Fee:**
Property Features: Wooded, On Paved Road, On Public Road
Amenities: Eating Area In Kitchen, Porch, Fireplace-Brick
ElemSchl: **Jr/Midl:** Hunt High Sch **HighSchl:** Hunt High Sch

	Level	Room	Size	Description
	Main	Living	25x13	brick fireplace
	Main	Kitchen	15x12	
	Main	Dining	14x12	could be a 3rd BR
	Second	Bedroom	10x16	
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	Second	Full Bath	9x7	large linen closet

Included:
Not Included:

Water Type: Well
Sewer Type: Septic Tank
Fuel Type: Oil
Heating Type: Hot Water
AC Type: Window
Electric System:
Driveway: Gravel

Walkout Basement: Yes
Basement: Full Basement Unfinished
Exterior: Cedar
Roof Type: Shingle
Window Type:
 # Fireplaces: 1
Fireplace Type: Wood

Instructions/Directions: 24 hours notice to show. From Huntingdon, follow Rt. 26N to Sassafrass road, turn left and follow to property on left. If you pass Doans Bones, you have gone too far.

Public Comments: Charming cabin in the woods just minutes to Penn State Land, Shaver Creek Environmental Center, Lake Perez, Rothrock State Forest and Whipples Dam. Home features 2BR, Large living room with brick fireplace, eat-in ktichen, dining room (could be 3rd BR). Full basement, Roomy 2 car garage. A definitely must see and close to State College! Property is also wired for a generator with generator on site.

Information Herein Deemed Reliable but Not Guaranteed
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