

MLS #: R2815270A (Active) List Price: \$169,900

308 Simpson Street Huntingdon, PA 16652



House Style: 1 Story, Raised Ranch
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1
Apx Year Built: 1968
Above Grade SqFt: 1176
Below Grade SqFt: 500
Total SqFt: 1676
Garage Stalls: 1.00
Garage Type: Integral

Unit #:
Area: Huntingdon Area
Region: 1st Wd Hunt
County: Huntingdon
Zoning: Res Suburb
Flood Zone: No
Apx Acreage: 0.32
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 382-086

Tax ID: TP#17-02-22

Total Taxes: 2282.66

Tax Year: 2019

Special Assessment:

Assessed Value: 26640

Avg Utilities:

Association Fee:

Property Features: Rolling, Semi-Private, On Paved Road, On Public Road

Amenities: Eating Area In Kitchen, Garage Door Opener(s), Rec Room

ElemSchl: Standing Stone Elem

Jr/Midl: Middle School

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Living	18x13	
Main	Kitchen	10x20	Custom cabinets, quartz countertop, new flooring & more
Main	Bedroom	13x10	
Main	Bedroom	13x10	
Main	Bedroom	16x10	
Main	Full Bath		glass and subway tile surround
Lower	Family Room	19x27	
Lower	Laundry		also has 1/4 bath (could expand to bigger bath area)
Lower	Family Room	11x9	off set room in family room, could be 4th BR

Included: see sellers disclosure

Not Included:

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Electric
Heating Type: Forced Air, Radiant
AC Type: Mini Heat Pump
Electric System:
Driveway: Black Top

Walkout Basement:
Basement: Full Basement Partially Finished
Exterior: Wood Siding
Roof Type: Shingle
Window Type:
Fireplaces: 0
Fireplace Type: None

Instructions/Directions: 24 hour notice to show

Public Comments: Move in ready! This raised ranch is just waiting for you and features new eat-in kitchen with custom cabinets, quartz countertops, backsplash, sink and lighting. Remodeled bathroom with glass tile, new roof in 2016. Mini split heating and cooling. Nice yard with lovely landscaped retaining wall for easy lawn maintenance. Lower level offers large family room that has an area that could be made into a 4th bedroom. 1 car garage and shed for storage.

Information Herein Deemed Reliable but Not Guaranteed
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