

MLS #: R2814830A (Active) List Price: \$115,900

3729 Trout Lane James Creek, PA 16657



**House Style:** 1 Story, Manufactured  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2  
**Apx Year Built:**  
**Above Grade SqFt:**  
**Below Grade SqFt:**  
**Total SqFt:** 920  
**Garage Stalls:** 1.00  
**Garage Type:** Detached

**Unit #:**  
**Area:** James Creek  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 1  
**Frontage Feet:** 208.75  
**Depth Feet:** 208.75  
**Mobile/Mfg Home:** Doublewide

**Legal Description:** DBV 2011-51483

**Tax ID:** TP#49-02-01.35

**Total Taxes:** 908.88

**Tax Year:** 2018

**Special Assessment:**

**Assessed Value:** 13280

**Avg Utilities:**

**Association Fee:**

**Property Features:** Electric to Property, Semi-Wooded, Valley View, On Private Road

**Amenities:** Covered Porch, Deck, Rec Lighting

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Living	11x15	
Main	Kitchen	9x9	
Main	Bedroom	11x9	
Main	Bedroom	9x9	
Main	Bedroom	11x11	
Main	Full Bath		
Main	Full Bath	master bath	
Main	Family Room	11x12	

**Included:** Most furnishings, a list will be provided.

**Not Included:**

**Water Type:** Well

**Sewer Type:** Septic Tank

**Fuel Type:** Oil

**Heating Type:** Forced Air

**AC Type:** Wall

**Electric System:**

**Driveway:** Gravel

**Walkout Basement:**

**Basement:** Piers

**Exterior:** T111

**Roof Type:** Shingle

**Window Type:**

**# Fireplaces:** 0

**Fireplace Type:** None

**Instructions/Directions:** Short notice showings should be okay

**Public Comments:** Super recreational location. Walking distance to Trough Creek State Park, 1.5 miles to Tatman Run on Raystown Lake boat launch and beach, same distance to Raystown Resort. 3 bedroom with two NEW baths, new roof. All wooded 1 acre lot with mature hardwoods. Front cover deck, circular driveway, Picnic area. 14'x28' garage/ shed with electric.

Information Herein Deemed Reliable but Not Guaranteed

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