MLS #: R2814776A (Active) List Price: $78,900 **2090 Retriever Lane James Creek, PA 16657**

House Style: Mobile Home/LO
Bedrooms: 3
Full Baths: 1
Half Baths: 1
3/4 Baths: 0
Total Baths: 1.5
Apx Year Built: 1993
Above Grade SqFt: 980
Below Grade SqFt: 0
Total SqFt: 980
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: James Creek
Region: Lincoln
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1.3
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: Additions, Singlewide

Legal Description: 326/286
Tax ID: 24-09-08.30 **Total Taxes:** 996.20 **Tax Year:** 2019
Special Assessment: **Assessed Value:** 16160 **Avg Utilities:** **Association Fee:** 0.00
Property Features: Electric to Property, Steep, Year Round Access, Semi-Wooded, Semi-Private, OK for Mobiles
Amenities: Ceiling Fan(s), Covered Porch, Covered Deck, Eating Area In Kitchen, Satellite Dish
ElemSchl: **Jr/Midl:** **HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	14 x 24	Open Kit/LR
Main	Kitchen	14 x 24	Open Kit/LR - Breakfast bar.
Main	Bedroom	12 x 14	Carpet
Main	Bedroom	9 x 14	Carpet
Main	Bedroom	8 x 10	Carpet
Main	Full Bath		Vinyl
Main	1/2 Bath		Vinyl

Included: Nearly all contents convey. Only content currently on site not conveying is patio wicker set.
Not Included:

Water Type: Well
Sewer Type: Mound Septic
Fuel Type: Oil
Heating Type: Forced Air
AC Type: Window
Electric System: 100 Amp Breakers
Driveway: Gravel

Walkout Basement: No
Basement: None
Exterior: Vinyl Siding
Roof Type: Other
Window Type: Thermo Pane, Other/See Remarks
 # Fireplaces: 0
Fireplace Type: None

Instructions/Directions: Short notice showings are okay. Take Rt. 26S to Rt. 994, turn left at blinking light and follow to Entriken Cemetery Rd. Continue on Entriken Cemetery Road for about 0.4 miles and bear left onto Forshey Rd, then left onto Deer Ridge Rd, Proceed ¼ mile to property. Clearly marked on right.

Public Comments: Exceptionally well maintained 14x70 mobile home. Large covered and enclosed 12 x 24 patio to enjoy warm summer evenings.. Well suited for either seasonal or full time use. 10 minutes to Raystown Lake Boat Launches. Large tract of State Game Land on Tussey Mountain within easy driving distance. Most contents convey so you can take advantage of immediate use. Close to Trough Creek State Park, Raystown's James Creek and Tatman Run Boat Launches and Lake Raystown Resort. Washer/Dryer hookups available.