

MLS #: R2816051A (Active) List Price: \$1,475,000

16041 Sportsman Club Road Cassville, PA 16623



House Style: 2 Story
Bedrooms: 4
Full Baths: 2
Half Baths: 0
3/4 Baths: 1
Total Baths: 3.00
Apx Year Built: 1981
Above Grade SqFt: 2808
Below Grade SqFt:
Total SqFt: 2808
Garage Stalls: 6.00
Garage Type: Detached

Unit #:
Area: S Hunt Co
Region: Cass
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 157.6
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 2020/5619

Tax ID: 07-05-15

Total Taxes: 4485.00

Tax Year: 2021

Special Assessment: C & G

Assessed Value: 95280

Avg Utilities:

Association Fee:

Property Features: Barn, Clean & Green, Electric to Property, Pond, Rolling, Mountain View, Year Round Access, Semi-Wooded, Gate/Cable, On Public Road

Amenities: Deck, Eating Area In Kitchen, Patio, Furnishings, Breakfast Nook, Foyer

ElemSchl:

Jr/Midl: Southern JR/SR

HighSchl: Southern JR/SR

Level	Room	Size	Description
Main	Living	16x12	Open To Kitchenette Area, Free Standing Gas Fireplace
Main	Kitchen	13x13	Mini Kitchen - Fridge, Ice Maker, Sink, Dining Area
Main	Office	12x9	Walkthrough To Family Room
Main	Family Room	14x26	Game Room, Movie Room, Full of Potential
Main	Laundry	12x8	Washer, Dryer, Water Heater, Air Handler, Closet Space
Main	Full Bath	6x8	Off Kitchen Area and Hallway
Second	Living	17x13	Open to Full Kitchen with Breakfast Bar
Second	Kitchen	13x14	Lots of Counter Space, Eat-In Bar, All New Appliances
Second	Dining	11x10	Capable of Seating 8 or More Guests, Slider to Deck
Second	Master Bedroom	12x17	Closet, 3/4 Bath (4x8)
Second	Bedroom	12x11	Closet
Second	Bedroom	12x12	Closet
Second	Bedroom	12x11	Closet
Second	Full Bath	11x5	Walk-In Shower, Double Sink, Closet

Included: Current Kitchen Appliances, Washer and Dryer

Not Included: Tractors, Tools, Barn Logs

Water Type: Well

Sewer Type: Septic System, Septic Tank

Fuel Type: Electric, Propane

Heating Type: Heat Pump

AC Type: Heat Pump

Electric System: 200 Amp Breakers

Driveway: Gravel

Walkout Basement:

Basement: Slab

Exterior: Aluminum Siding

Roof Type: Metal

Window Type: Thermo Pane

Fireplaces:

Fireplace Type: Other/See Remarks

Instructions/Directions: Rt. 22 to light at Rt. 829 intersection. Take Rt. 829 S 9 miles and turn left onto Sportsman Club Road. Property is one mile on the left.

Public Comments: EXCEPTIONAL PROPERTY!! 157 acre Gentleman's Farm, Lodge or Home for those large families and gatherings! Impeccable remodel of large, 2800 sq. ft., 4 bedroom farmhouse, includes NEW LVP flooring, accommodating NEW kitchens with NEW appliances, NEW lighting, NEW bathroom, NEW HVAC system, NEW doors. Thermopane windows and much more. Land is approx. 65 acres cropland, the rest forest and residential. Two ponds, two outbuildings - open 4 bay (60x32) and 2 bay (59x43) with closed in 23x43 section. 25 minutes to either end of Raystown Lake. Close to shopping and eateries in Huntingdon and Cassville. Only an hour's drive to Altoona, State College or Chambersburg. Short distance to State Game Lands and Parks, golf courses and trails/recreational areas. Why leave when you have your own playground?

Information Herein Deemed Reliable but Not Guaranteed

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