

MLS #: R2814251A (Active) List Price: \$134,900

40 W. Ridge Street Mt. Union, PA 17066



House Style: Bi-Level
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Total Baths: 1.75
Apx Year Built: 1979
Above Grade SqFt: 1056
Below Grade SqFt: 528
Total SqFt: 1584
Garage Stalls: 2.00
Garage Type: Detached

Unit #:
Area: Mt Union/Mapl
Region: 3rd Wd Mt U
County: Huntingdon
Zoning: Residential
Flood Zone: No
Apx Acreage: 0.68
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 149-811; 151-221; 159-88

Tax ID: TP#33-05-09, 09.1 & 11

Total Taxes: 2350.90

Tax Year: 2017

Special Assessment:

Assessed Value: 29200

Avg Utilities:

Association Fee:

Property Features: Rolling, Year Round Access, On Public Road

Amenities: Covered Porch, Covered Deck, Deck, Garage Door Opener(s), Patio, Foyer

ElemSchl:

Jr/Midl: Mt Union JR/SR

HighSchl: Mt Union JR/SR

Level	Room	Size	Description
Main	Kitchen	12'3x11'4	
Main	Dining	11'4x10	
Main	Living	18x11'4	features bump out sitting area w/ lots of natural light
Main	Bedroom	11'5x9	
Main	Master Bedroom	15'7x11'5	
Main	Full Bath		
Lwr B	Bedroom	15'4x9'7	
Lwr B	Family Room	20x18	propane stove, lots of natural lot
Lwr B	Family Room	17x11	partially finished and has laundry area
Main	Sunroom	11x11	

Included: refrigerator, range, washer, dryer, freezer, microwave (in basement), lawn tractor (needs work)

Not Included:

Water Type: City Water

Sewer Type: City

Fuel Type: Electric, Propane

Heating Type: Baseboard, Mini Heat Pump, Other/See Remarks

AC Type: Mini Heat Pump

Electric System:

Driveway: Gravel

Walkout Basement:

Basement: Full Basement Finished

Exterior: Vinyl

Roof Type: Shingle

Window Type:

Fireplaces: 0

Fireplace Type: None

Instructions/Directions: Call for appointment; owners stays occasionally

Public Comments: Well maintained bi level on expansive lot. Tucked into the edge of town with lots of privacy yet only minutes to conveniences. Let the exterior wow you with the fantastic views that you can enjoy from the covered and open decks, or enjoy some time on the covered patio in the back yard with small pond. Inside you can enjoy lots of natural light in the LR w/ a small area perfect for reading and has oak flooring from the original Harbison Walker building. Roomy kitchen, dining area that leads to wonderful sun porch that over looks back yard. 2 BR & bath on 1st floor, lower level features an additional bedroom and 3/4 bath, large open family room with propane gas stove. Large 2 story garage can fit 3-4 cars and has a space above that would be perfect to finish off for extra living space.

Information Herein Deemed Reliable but Not Guaranteed

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