

MLS #: R2813979A (Active) List Price: \$144,900

12860 Corbin Road Huntingdon, PA 16652



**HOUSE STYLE:** Cabin  
**BEDROOMS:** 2  
**FULL BATHS:** 1  
**HALF BATHS:** 1  
**3/4 BATHS:** 0  
**TOTAL BATHS:** 1.5  
**APX YEAR BUILT:** 2004  
**ABOVE GRADE SQFT:** 760  
**BELOW GRADE SQFT:** 0  
**TOTAL SQFT:** 760  
**GARAGE STALLS:** 0  
**GARAGE TYPE:** None  
**DAYS ON MARKET:** 3

**UNIT #:**  
**AREA:** Trough Creek  
**REGION:** Union  
**COUNTY:** Huntingdon  
**ZONING:** None  
**FLOOD ZONE:** No  
**APX ACREAGE:** 1.34  
**FRONTAGE FEET:**  
**DEPTH FEET:**  
**MOBILE/MFG HOME:**

**LEGAL DESCRIPTION:** DBV 1004-751

**TAX ID:** TP#50-02A-21

**TOTAL TAXES:** 1071.71

**TAX YEAR:** 2016

**SPECIAL ASSESSMENT:**

**ASSESSED VALUE:** 17280

**AVG UTILITIES:**

**ASSOCIATION FEE:** 0

**PROPERTY FEATURES:** Flat, Semi-Wooded, On Public Road, Protective Covenants

**AMENITIES:** Covered Deck, Deck, Eating Area In Kitchen

**ELEMNSCHL:**

**JR/MIDL:** Mt Union JR/SR

**HIGHSCHL:** Mt Union JR/SR

Level:	Room:	Size:	Description:
Main	Living	15x10	
Main	Kitchen	14x10	
Main	Full Bath		
Main	Bedroom	12x10	
2nd	Bedroom	14x13	loft bedroom
2nd	1/2 Bath		

**INCLUDED:** list of items to convey will be provided

**NOT INCLUDED:**

**WATER TYPE:** Private Well

**SEWER TYPE:** Septic

**FUEL TYPE:** Electric, Propane

**HEATING TYPE:** Baseboard, Forced Air

**AC TYPE:** Central

**ELECTRIC SYSTEM:**

**DRIVEWAY:** Gravel

**WALKOUT BASEMENT:**

**BASEMENT:** Piers

**EXTERIOR:** Wood Siding

**ROOF TYPE:** Metal

**WINDOW TYPE:**

**# FIREPLACES:** 1

**FIREPLACE TYPE:** Gas-Fired

**INSTRUCTIONS/DIRECTIONS:** short notice showings should be okay but on weekends please give 24 hour notice. Property has gate on driveway, you can park at gate and walk in.

**PUBLIC COMMENTS:** Wonderful cabin in the woods! Features beautiful wood interior, 2BR, 1.5BA, gas fireplace, lovely deck and covered porch, shed w/ electric. Low maintenance lot, gated driveway. From Huntingdon, follow Rt. 22E to Rt. 829S, turn right and follow up and over Cassville Mountain, at bottom of mountain, turn right onto Hawns Bridge Rd, follow straight to Corbin Road and continue on Corbin Rd (you will be bearing to the left on Corbin Rd). Follow to top of mountain to property on left. Please note there is a gate but you can park and walk to home easily.

Information Herein Deemed Reliable but Not Guaranteed