

MLS #: R2815559A (Active) List Price: \$279,900**6663 Old Plank Road Broad Top, PA 16621**

House Style: 2 Story
Bedrooms: 3
Full Baths: 1
Half Baths: 1
3/4 Baths: 1
Total Baths: 2.25
Apx Year Built: 1982
Above Grade SqFt: 2340
Below Grade SqFt: 936
Total SqFt: 2340
Garage Stalls: 2.00
Garage Type: Detached

Unit #:
Area: Broad Top
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 4
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: 2018/001902**Tax ID:** 49-11-13.5 & 49-11-13.3**Total Taxes:** 2834.51**Tax Year:** 2021**Special Assessment:****Assessed Value:** 38160**Avg Utilities:****Association Fee:****Property Features:** Flat, Mountain View, Year Round Access, Semi-Wooded, Semi-Private, On Public Road**Amenities:** Ceiling Fan(s), Covered Porch, Eating Area In Kitchen, Garage Door Opener(s), Garden, Pantry, Fireplace-Stone, Office, Satellite Dish, Whole House Fan**ElemSchl:****Jr/Midl:****HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Living	23 x 24	Fireplace (Gas Fired); Bay Window, Ceiling Fan, carpet, great view.
Main	Kitchen	11 x 14	New Appliances, Breakfast, Pantry, Stunning Glass Tile, Built in double oven, Laminate Wood Flooring
Main	Dining	11 x 14	Stack of Windows, Atrium Door to huge porch, Laminate Wood Flooring
Main	Family Room	13 x 17	Open to Dining room,
Main	1/2 Bath	4 x 6	
Second	Master Bedroom	11 x 14	Laminate Flooring, 7' closet, ceiling Fans, carpet
Second	Bedroom	9 x 11	Track Lighting, Vinyl flooring (perfect for home office)
Second	Bedroom	10 x 13	Walk-in closet, Ceiling Fan, Carpet
Second	Bedroom	10 x 12	Ceiling Fan, large closet, carpet
Second	Full Bath	5 x 9	Large Full Bath
Lower	Family Room	26 x 27	Painted concrete floor. Could easily be converted to a cave or media room.
Lower	Family Room	13 x 24	Hobby area, with lots of storage
Lower		8 x 26	Two combined storage areas (unheated, perfect for a root seller)
Lower		7 x 12	Furnance and utility room.

Included: Refrigerator, Wall Ovens, Microwave, Gas Range**Not Included:** Washer/Dryer, Chest Freezer**Water Type:** Well**Sewer Type:** Septic System**Fuel Type:** Oil, Propane**Heating Type:** Baseboard, Hot Water**AC Type:** Attic Fan**Electric System:** 200 Amp Breakers, Other/See Remarks**Driveway:** Black Top**Walkout Basement:****Basement:** Partial Basement Partially Finished**Exterior:** Aluminum Siding, Stone**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 1**Fireplace Type:** Gas-Fired**Instructions/Directions:** From the Intersection of Rt 994 and 26, travel east on Rt 994 for approximately. 8.5 miles (past Lake Raystown Resort - thru the village of Newburg. Property on left past intersection of Grange Hall Road.**Public Comments:** Less than 10 minutes to Raystown Lake Boat Launch, Lake Raystown Resort and Trough Creek State Park. Large four (4) acre lot with a 2 car detached garage and a 32 x 40 Pole Barn for equipment storage. A large garden area for raising your own vegetables. The property offers a large back porch for relaxing summer evenings and a beautiful view of the Trough Creek Valley. A variety of flowering plants adorn the property. This roomy house is low maintenance with plenty of comfort built in. All but new(2019) top end kitchen appliances. The lower level offers a blank canvas for the creative home buyer. Electrical system has a generator (not provided) backup system. Great condition.....a must see property.

Information Herein Deemed Reliable but Not Guaranteed

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