**MLS #: F2814088A (Active)  List Price: $349,000**  **22940 Zion Church Road Three Springs, PA 17264**

**House Style:** 2 Story
**Bedrooms:** 3
**Full Baths:** 1
**Half Baths:** 0
**3/4 Baths:** 0
**Total Baths:** 1
**Apx Year Built:**
**Above Grade SqFt:** 1238
**Below Grade SqFt:** 0
**Total SqFt:** 1238
**Garage Stalls:** 2.00
**Garage Type:** Detached

**Area:** S Hunt Co
**Region:** Clay
**County:** Huntingdon
**Zoning:** None
**Flood Zone:** No
**Apx Acreage:** 104
**Frontage Feet:**
**Depth Feet:**
**Farm Types:** Other/See Remarks

**Legal Description:** dbv 501-813 &625-071
**Tax ID:** 09-15-01& 09-12-08  **Total Taxes:** 1233.62  **Tax Year:** 2017
**Special Assessment:** C&G  **Assessed Value:** 21200  **Avg Utilities:**  **Association Fee:**
**Tillable Acres:**  **Wooded Acres:**  **Pasture Acres:**  **Road Acres:**
**Building Acres:**  **Other Acres:**  **Topography:** rolling to steep  **Drainage:**
**Soil Type:**  **Road Surface:** Black Top
**Property Features:** ADJ Game Land, ADJ State Land, Clean & Green, Electric To Property, Rolling, Steep, Wooded, Year Round Access, Laundry Facilities, On Paved Road, On Public Road
**Amenities:** Attic Storage, Covered Porch, Eating Area in Kitchen, Porch
**ElemSchl:**  **Jr/Midl:**  **HighSchl:** Southern JR/SR

| Level | Room | Size | Description |
|---|---|---|---|
| Main | Kitchen | 12x15 | |
| Main | Living | 14x15 | |
| Main | Laundry | | off living room, storage |
| 2nd | Bedroom | 12x15 | |
| 2nd | Bedroom | 8x14 | |
| 2nd | Bedroom | 14x15 | |
| Main | Full Bath | | |

**Included:**
**Personal Property Included:** Most furnishings convey. A list will be provided.
**Not Included:**

**Water Type:** Spring
**Sewer Type:** Unknown
**Fuel Type:** Electric, Oil
**Heating Type:** Baseboard, Forced Air
**AC Type:** None
**Electric System:** Other/See Remarks
**Driveway:** Shale
**Farm Fuel Types:** Other/See Remarks

**Walkout Basement:** No
**Basement:** Full Basement Unfinished
**Exterior:** Vinyl
**Roof:** Metal
**Windows:** Thermo Pane
**Floor:** Other/See Remarks
**# Fireplaces:** 0
**Fireplace Type:** None

**Bldg1Cnst:** Pole  **Bldg1Roof:** Metal  **Bldg1Flr:** Concrete  **Bldg1Cnd:** Excellent  **Bldg1Desc:** pole barn / garage
**Bldg2Cnst:** Frame  **Bldg2Roof:** Metal  **Bldg2Flr:** Concrete  **Bldg2Cnd:** Good  **Bldg2Desc:** 2 car gar/ camp
**Bldg3Cnst:**  **Bldg3Roof:**  **Bldg3Flr:**  **Bldg3Cnd:**  **Bldg3Desc:**
**Bldg4Cnst:**  **Bldg4Roof:**  **Bldg4Flr:**  **Bldg4Cnd:**  **Bldg4Desc:**
**Instructions/Directions:** From Three Springs go east on 994 take left onto Shore Valley Road then right onto Zion Church Road, follow to property. From Waterfall on rt 913 , go east turn onto Zion Church Road Third property on left.
**Public Comments:** 104 acres BORDERING STATE GAME LANDS. Partially wood ground with roughly five acres of tillable ground. Paved road frontage. Two car garage partially finished into camp. Pole barn and newly remodeled with concrete floor an d electric. Farm house. House has new siding ,wiring, plumbing windows. Newer hot water heater, furnace and water pump and tank. House has been gutted on and refinished on inside. Wall and attic insulated and new windows put in. 1st floor laundry. Excellent hunting reported. Homemade bar b que. Pear, plumb and apple trees. Located in lower end of southern Huntingdon County, almost in Fulton county easy drive to Pa Turnpike and Raystown Lake.