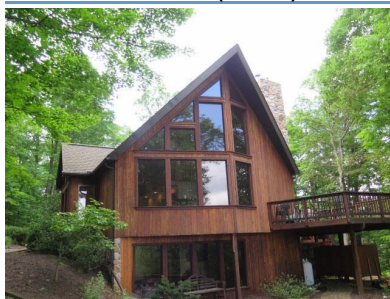


MLS #: R2814391A (Active) List Price: \$359,900

2706 Timberlake Drive James Creek, PA 16657



House Style: 1-1/2 Story, Chalet
Bedrooms: 3
Full Baths: 2
Half Baths: 2
3/4 Baths: 0
Total Baths: 2.5
Apx Year Built: 2005
Above Grade SqFt: 1555
Below Grade SqFt: 1131
Total SqFt: 2686
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: James Creek
Region: Hopewell
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1.19
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 728-158 & 2013-1615

Tax ID: TP#16-04-01.61 and 01.79

Total Taxes: 2369.57

Tax Year: 2018

Special Assessment:

Assessed Value: 33360

Avg Utilities:

Association Fee: 75.00

Property Features: Mountain View, Wooded, On Private Road, Protective Covenants

Amenities: Deck, Eating Area In Kitchen, Sauna, Fireplace-Stone, Master Bath

ElemSchl:

Jr/Midl: Tussey Mtn

HighSchl: Tussey Mtn

Level	Room	Size	Description
Main	Kitchen	13x20	dining area
Main	1/2 Bath		off of entry
Main	Living	28x15	stone fireplace; fantastic views
Main	Master Bedroom	12x13	opens to deck
Main	Full Bath		master bath
Second	Bedroom	23x15	loft area
Second	1/2 Bath		
Lower	Family Room	27x12	beautiful window views of the mountains
Lower	Bedroom	13x13	
Lower	Full Bath		
Lower	Laundry		

Included: Most furnishings will convey

Not Included:

Water Type: Well

Sewer Type: Public Sewer

Fuel Type: Propane

Heating Type: Heat Pump

AC Type: Central

Electric System:

Driveway: Gravel

Walkout Basement: Yes

Basement: Full Basement Partially Finished

Exterior: Cedar

Roof Type: Shingle

Window Type:

Fireplaces: 1

Fireplace Type: Gas-Fired

Instructions/Directions: 24 hour notice appreciated but short notice might work; Please note there is no sign, per sellers request. Follow Rt. 26S to Shy Beaver Road, turn left and follow road to entrance of Shy Beaver Lakeview Estates. Turn right and follow Timberlake Drive all the way to the top and follow Timberlake Drive to the 2nd to last property on the right. If you get to the cul de sac you have gone to far.

Public Comments: Come relax in the mountains and enjoy the fantastic mountain views and only minutes to Shy Beaver Boat launch! Features Large kitchen with island, dining area with large windows that overlooks the natural beauty outside. Roomy living room with stone fireplace and windows galore to take in the scenic views from every area of the house. First floor master BR and bath plus additional 1/2 bath. Large loft BR with 1/2 bath. Lower level family room that offers the same mountain views! Bedroom and full bath make the lower level a private area for guests. Outside features beautiful hardscaped walk ways and firepit. Large deck, outdoor shower PLUS your own private sauna to take the stress away!

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R2814391A