

**MLS #: R2815708A (Active) List Price: \$220,000****7478 Country Hills Drive Huntingdon, PA 16652**

**House Style:** 1 Story  
**Bedrooms:** 3  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**Total Baths:** 1.75  
**Apx Year Built:** 1983  
**Above Grade SqFt:** 1584  
**Below Grade SqFt:** 1344  
**Total SqFt:** 1584  
**Garage Stalls:** 2.00  
**Garage Type:** Detached

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** Smithfield  
**County:** Huntingdon  
**Zoning:** Residential  
**Flood Zone:** No  
**Apx Acreage:** 0.98  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** 2017/3823**Tax ID:** 44-04-06.6**Total Taxes:** 2229.15**Tax Year:** 2021**Special Assessment:****Assessed Value:** 30640**Avg Utilities:****Association Fee:**

**Property Features:** Cable to Property, Cul-de-Sac, Electric to Property, Hot Tub, Semi-Wooded, Laundry Facilities, On Public Road, Protective Covenants

**Amenities:** Deck, Disposal, Garage Door Opener(s), Skylights, Florida Room, Master Bath

**ElemSchl:****Jr/Midl:****HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	15 x 23	Carpeted - Vaulted
Main	Kitchen	11 x 15	Laminate
Main	Dining	6 x 10	Laminate
Main	Master Bedroom	11 x 12	Vinyl w/Master Bath
Main	Bedroom	11 x 11	Laminate
Main	Bedroom	8 x 11	Laminate
Main	Full Bath	5 x 8	Laminate
Main	Sunroom	11 x 21	Carpet w/Salt Water Hot-tub
Basement	Family Room	10 x 21	Carpet

**Included:** Range, Refrigerator, Dishwasher, Washer, Dryer, Microwave, Hot tub (salt water and ozone)

**Not Included:****Water Type:** Well**Sewer Type:** Septic System**Fuel Type:** Oil**Heating Type:** Baseboard**AC Type:** Window**Electric System:** 200 Amp Breakers**Driveway:** Black Top**Walkout Basement:** Yes**Basement:** Full Basement Partially Finished**Exterior:** Perma Stone, T111**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 0**Fireplace Type:** None

**Instructions/Directions:** From the intersection of Fairgrounds Road and SR 3033 in Huntingdon, take Rt. 3033 S for 1.3 miles. At top of hill, turn left onto Ledford Bench Road and proceed for about .47 miles. Turn Right onto Country Hills Drive and proceed about .40 miles to property on right.

**Public Comments:** A homey, comfortable property perfect for either a seasonal property or full time residence. Minutes to both Huntingdon and Raystown Lake Recreational Areas, this attractive property meets all your residential or vacation needs. Enjoy evenings around the outdoor firepit or in the sunroom relaxing in the Salt Water hot tub. The partially finished basement provides a blank canvas for a multitude of possibilities; game room, media room, additional over night accommodations etc., The detached 2 car garage can cater to either the family vehicles or provides a place to store your lake toys.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R2815708A