

MLS #: R2814747A (Active) List Price: \$499,000

5303 PSU Lane Broad Top, PA 16621



House Style: 1 Story, Raised Ranch  
Bedrooms: 3  
Full Baths: 0  
Half Baths: 1  
3/4 Baths: 2  
Total Baths: 2.5  
Apx Year Built: 2004  
Above Grade SqFt: 3018  
Below Grade SqFt: 2436  
Total SqFt: 5454  
Garage Stalls: 2.00  
Garage Type: Attached, Carport, Detached, Multiple, Garage

Unit #:  
Area: James Creek  
Region: Todd  
County: Huntingdon  
Zoning: None  
Flood Zone: No  
Apx Acreage: 18.06  
Frontage Feet:  
Depth Feet:  
Mobile/Mfg Home:

Legal Description: tax parcel 49-11-17.7, dbv 367-728

Tax ID: 49-11-17.77

Total Taxes: 3526.02

Tax Year: 2018

Special Assessment:

Assessed Value: 62800

Avg Utilities:

Association Fee:

Property Features: ADJ State Land, Clean & Green, Electric to Property, Flat, Rolling, Shed, Year Round Access, Valley View, Laundry Facilities, On Private Road, Open Land

Amenities: Ceramic Tile Floors, Covered Porch, Covered Deck, Deck, Eating Area In Kitchen, Garage Door Opener(s), Handicap Access, Hardwood Floors, Porch, Walk-in Closet, Workshop, Office

ElemSchl:

Jr/Midl:

HighSchl: Tussey Mtn

Level	Room	Size	Description
Main	Great Room	20x46	Hardwood floors, wood stove, doors to porch
Main	Kitchen	22x20	Hwd flrs,( size included in great rm. hwd flrs, hickory cupboard, island
Main	Laundry	9x22	1/2 bath off
Main	Office	10 x16	built in counter tops and drawers
Main	Sunroom	16 x 37	enclosed breezeway, heated
Main	Master Bedroom	20x18	Sliders to screened porch, Walk in closet , Master bath/ walkin shower
Main	3/4 Bath	9x12	Large tiled walkin
Basement	Great Room	20x 30	Coal boiler, slider to exterior. unfn. floors
Basement	Bedroom	17x17	2 closets
Basement	Bedroom	18x 20	walkin closet 10x7
Basement	3/4 Bath	8x12	walkin shower
Basement		20x17	utility room

Included: Range, Refrigerator, dishwasher, Microwave

Not Included:

Water Type: Well

Sewer Type: Septic Tank

Fuel Type: Combination, Propane, Wood, Heat Pump

Heating Type: Hot Water, Radiant, Mini Heat Pump, Woodstove (s)

AC Type: Split AC Unit(s)

Electric System: Other/See Remarks

Driveway: Gravel

Walkout Basement: Yes

Basement: Full Basement Partially Finished

Exterior: Vinyl Siding

Roof Type: Metal

Window Type: Thermo Pane

# Fireplaces:

Fireplace Type: None

Instructions/Directions:

Public Comments: Borders State Forest and only minutes to Raystown Resort, Trough Creek State Park & Tatman Run boat launch. Exceptional ranch home on 18.06 acres. Home features over 5000 sq. ft. off living space and efficient multi fuel heating. Enormous Great Rm & 3 huge bedrooms. Large open kitchen w/ hickory cupboards, tiled back splash and pantry. 2 Spacious baths w/walk in showers, tile surrounds and flooring and large laundry room w/ half bath. Sliders from most rooms lead to beautiful wrap around deck and porch. Basement is completely finished (except flooring). Sun Room w/ hot tub makes a wonderful respite from the stress of the day. Attached 40 x 37 heated garage has regular bay and one with larger door for boat storage. Pole barn, detached gar and carport. See www.raystownrealty.com for info!

Information Herein Deemed Reliable but Not Guaranteed

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