MLS #: R2815670A (Active) List Price: $394,900 **13150 Scooby Lane Huntingdon, PA 16652**

House Style: 1-1/2 Story, Cabin, Chalet
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Total Baths: 2.00
Apx Year Built: 2010
Above Grade SqFt: 1700
Below Grade SqFt: 1396
Total SqFt: 1700
Garage Stalls: 2.00
Garage Type: Detached

Unit #:
Area: Trough Creek
Region: Union
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 4.93
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: dbv 951-436
Tax ID: 50-04a-04 **Total Taxes:** 2582.00 **Tax Year:** 2020
Special Assessment: **Assessed Value:** 39700 **Avg Utilities:** **Association Fee:**
Property Features: Electric to Property, Rolling, Mountain View, Wooded, Year Round Access, On Private Road, Protective Covenants
Amenities: Covered Porch, Covered Stoop, Covered Deck, Porch, Loft
ElemSchl: **Jr/MidI:** **HighSchl:** Mt Union JR/SR

Level	Room	Size	Description
Main	Kitchen	17x15	eat in kitchen
Main	Living	32x15	Gas Fireplace, door to screened porch.
Main	Master Bedroom	14x13	full bath,
Main	Laundry		Large with 3/4 bath, off kitchen.
Second	Bedroom	13x11	
Second	Bedroom	11x11	
Second	Loft	14x13	

Included: 2 refrigerators, range / oven, microwave, dishwasher, washer, see PP list.
Not Included:

Water Type: Well
Sewer Type: Mound Septic, Septic System
Fuel Type: Propane
Heating Type: Forced Air
AC Type: Central
Electric System: 200 Amp Breakers
Driveway: Dirt, Shale

Walkout Basement: Yes
Basement: Full Basement Unfinished
Exterior: Board & Batten Siding
Roof Type: Metal
Window Type: Thermo Pane
 # Fireplaces: 1
Fireplace Type: Gas-Fired

Instructions/Directions: Aerial photos of lake are from high above the cabin.
Public Comments: This beautiful and like new chalet overlooks Trough Creek Valley on a 4.93 wooded acre tract that BORDERS FEDERAL GOVERNMENT LAND . Property has 3 bedrooms and a loft, 2 baths and a walkout full basement. First floor master suite. Large screened in front porch. Propane fireplace with stone surround. Large kitchen and dining area with vaulted ceiling, Large 1st floor bath and laundry. Central air and heating. Detached 2 car 24x24 garage. Property is located on top of Terrace Mountain and has a gently sloping lot. Owner says property has seasonal views of the lake. Top of the line, Don Rockwell construction.

Information Herein Deemed Reliable but Not Guaranteed
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