

MLS #: R2815882A (Active) List Price: \$149,900 (147 Hits)

1325 Mt. Vernon Ave Huntingdon, PA 16652



House Style: 1 Story, 1-1/2 Story
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built:
Above Grade SqFt:
Below Grade SqFt:
Total SqFt: 1248
Garage Stalls: 1.00
Garage Type: Detached

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

Legal Description: DBV 82-355

Tax ID: TP#44-06-65

Total Taxes: 1792.64

Tax Year: 2021

Special Assessment:

Assessed Value: 24640

Avg Utilities:

Association Fee:

Property Features: Flat, Year Round Access, On Paved Road, On Public Road

Amenities: Eating Area In Kitchen, Garage Door Opener(s)

ElemSchl: Southside Elem

Jr/Midl: Middle School

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Living	11x16	
Main	Kitchen	11x12	small eating area in kitchen
Main	Bedroom	11x10	
Main	Bedroom	11x10	hardwood
Main	Full Bath		
Second	Bedroom	26x13	separate BR area, hardwood floors
Main	Sunroom	26x7	heated

Included: stove, refrigerator

Not Included:

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Oil
Heating Type: Forced Air
AC Type: Central
Electric System:
Driveway: Black Top

Walkout Basement:
Basement: Full Basement Unfinished
Exterior: Vinyl Siding
Roof Type: Shingle
Window Type:
Fireplaces: 0
Fireplace Type: None

Mobile Home: No

Mobile/Mfg Home Title #:

Deeded:

Titled:

Mobile/Mfg Home Serial #:

Mobile/Mfg Make:

Mobile/Mfg Home Model:

Model/Make Year:

Model/Make Size:

Lot Ownership:

Lot Rent:

Tie Down:

Must Be Moved:

Owner Name: Estate of Sara E. McCracken

Owner Financing:

Showing Instructions: Lockbox

Possession: At Closing

Agent Owned: No

Ownership: Single Family

Financing: Cash, Conventional

Occupancy: Vacant

Exclusive:

BA: Yes

BA Comm: .027

BA Dual/Variable Rate:

Min Comm:

SA: Yes

SA Comm: 0

SA Dual/Variable Rate:

Contingency Details: None

TA:

TA Comm:

TA Dual/Variable Rate:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Original List Price: \$169,900

List Date: 1/23/2022

Expire Date: 5/31/2022

Days on Market: 76

Refer to MLS #:

Pending Date:

Contingencies:

Contingency Remarks:

Pending Office:

Pending Agent:

Instructions/Directions: short notice showings okay; lockbox is on the back sunroom door

Public Comments: Cute as a button, this 1.5 story home is the perfect home for anyone! Large sunroom offers a beautiful natural light respite for dreary winter days, eat-in kitchen, nice sized LR, 2 bedrooms and a bath make up the first floor and then upstairs there is a large finished area for a den and a bedroom both with built in storage. Basement has shower and sink and a little workshop area. Detached one car garage with a little extra room for storage. Corner lot, newer furnace and many new windows throughout

Agent Only Comments: We do not pay commission on seller assists. Buyer must be procuring cause to earn co-broke fee. If settlement is held in a non contiguous county. \$250 will be deducted from the Buyer's agent fee.

Listing Office: Raystown Realty (#:2)

Main: (814) 643-5054

Fax: (814) 643-4774

Office Corporate License: RB066047

Listing Agent: Sandy S. Kleckner (#:10)

Contact #: (814) 643-5054

Agent Email: sandy@raystownrealty.com

License Number: RS214386L

Information Herein Deemed Reliable but Not Guaranteed
MLS #: R2815882A