**MLS #: R2814353A (Active)  List Price: $129,900**  **16028 Grouse Hill Drive Shirleysburg, PA 17260**

**House Style:** Cabin, A Frame
**Bedrooms:** 2
**Full Baths:** 0
**Half Baths:** 0
**3/4 Baths:** 1
**Total Baths:** 1
**Apx Year Built:** 1982
**Above Grade SqFt:** 1224
**Below Grade SqFt:**
**Total SqFt:** 1224
**Garage Stalls:**
**Garage Type:** None

**Unit #:**
**Area:** Mt Union/Mapl
**Region:** Shirley
**County:** Huntingdon
**Zoning:** None
**Flood Zone:** No
**Apx Acreage:** 5.56
**Frontage Feet:**
**Depth Feet:**
**Mobile/Mfg Home:**

**Legal Description:** DBV 2015-4148
**Tax ID:** TP#42-16A-42  **Total Taxes:** 982.96  **Tax Year:** 2017
**Special Assessment:**  **Assessed Value:** 15600  **Avg Utilities:**  **Association Fee:**
**Property Features:** Rolling, Wooded, Year Round Access, On Private Road, Protective Covenants
**Amenities:** Covered Porch, Deck, Eating Area In Kitchen, Skylights, Fireplace-Stone
**ElemSchl:**  **Jr/Midl:** Mt Union JR/SR  **HighSchl:** Mt Union JR/SR

| Level | Room | Size | Description |
|---|---|---|---|
| Main | Kitchen | 14x14 | |
| Main | Living | 19x14 | |
| Main | 3/4 Bath | | |
| Second | Bedroom | 9x12 | |
| Second | Bedroom | 12x10 | |
| Second | Loft | 14x10 | |
| Main | Den | 12x27 | houses laundry & utlities but could be finished |

**Included:**
**Not Included:**

**Water Type:** Well
**Sewer Type:** Septic Tank
**Fuel Type:** Electric, Propane
**Heating Type:** Baseboard, Mini Heat Pump
**AC Type:** Mini Heat Pump, Other/See Remarks
**Electric System:**
**Driveway:** Gravel

**Walkout Basement:** No
**Basement:** Crawl
**Exterior:** Log
**Roof Type:** Rubber, Shingle
**Window Type:**
**# Fireplaces:** 1
**Fireplace Type:** Gas-Fired

**Instructions/Directions:** short notice should be okay but call ahead to make sure owner is not there. follow Rt. 22E to Rt.522 and follow through Mt. Union just before bridge to Shirleysburg, turn right at Brumbaugh Lumber onto Sleepy Hollow Rd, follow road & turn right onto Knob Rd, go short distance, bear left at directional sign towards Grouse Hill Drive and take right to property.

**Public Comments:** This charming A frame tucked into the woods is ready and waiting for you to come and enjoy the scenery and quiet. Features a nicely finished yet rustic interior that feels like your own personal lodge! Central air, beautiful fireplace, 2BR and loft. Separate addition for laundry and utilities can be made into extra living space. Newly stoned driveway, large deck for outdoor entertainment features all new railing, large shed to store your outside toys! Well maintained property!