

MLS #: R2815902A (Active) List Price: \$329,900**2304 Taylor Ave Huntingdon, PA 16652**

House Style: 1-1/2 Story
Bedrooms: 3
Full Baths: 2
Half Baths: 1
3/4 Baths: 0
Total Baths: 3.00
Apx Year Built: 2001
Above Grade SqFt: 2226
Below Grade SqFt:
Total SqFt: 2226
Garage Stalls: 2.00
Garage Type: Integral

Unit #:
Area: Huntingdon Area
Region: 5th Wd Hunt
County: Huntingdon
Zoning: Res Suburb
Flood Zone: No
Apx Acreage: 0.2
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: dbv 2012-1981**Tax ID:** 21-08-32.38**Total Taxes:** 3762.00**Tax Year:** 2022**Special Assessment:****Assessed Value:** 41920**Avg Utilities:****Association Fee:****Property Features:** Deed Restrictions, Wooded, Year Round Access, Valley View, On Paved Road, On Public Road**Amenities:** Ceiling Fan(s), Ceramic Tile Floors, Covered Porch, Covered Deck, Eating Area In Kitchen, Garage Door Opener(s), Hardwood Floors, Skylights, Jetted Tub, Foyer, Master Bath**ElemSchl:** Standing Stone Elem**Jr/Midl:** Middle School**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Kitchen	17x31	Open Kitchen and dining area. Hardwood floors/ office area/ wet bar
Main	Dining		combo
Main	Living	12x21	
Main	Family Room	17x14	
Main	1/2 Bath		off kitchen
Second	Bedroom		
Second	Master Bedroom	17x14	walkin closet , Skylights
Second	Full Bath	11x14	tiled walk in shower, Hot tub, stacked washer and dryer
Second	Master Bedroom	13x12	THIS IS THE WALK IN CLOSET OFF OF MST BR
Second	Bedroom	9x12	with alcove and view over town.
Basement		garage 30x24	area for shop
Basement			2 utility rms

Included: Kitchen, oven, Dw, Micro, SS refrig, washer/dryer**Not Included:****Water Type:** Public**Sewer Type:** Public Sewer**Fuel Type:** Electric, Oil, Propane**Heating Type:** Forced Air**AC Type:** Central**Electric System:** 200 Amp Breakers**Driveway:** Gravel**Walkout Basement:** Yes**Basement:** Full Basement Unfinished**Exterior:** Vinyl Siding**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 2**Fireplace Type:** Gas-Fired, Insert**Instructions/Directions:** Watch the Step down into kitchen! SHOWINGS TO BEGIN 2/12/21 WITH AN OPEN FROM 11 A.M. TO 1:00 P.M

Public Comments: Taylor Highlands location! You don't need to build to get this like new cape cod style home with open floor plan and many upgrades. 2 story foyer that steps down into the huge kitchen which sports large granite topped island and granite countertops, wet bar with wine cooler and small office/desk area. Kitchen leads to open LR & Dining area. Formal dining room can double as a family room or office. Most of first floor has beautiful natural hardwood floors that enhance the natural light in the house. Roomy Master BR w/enormous master bath, fireplace & 13x12 WIC. Large integral garage with extra space for a shop. Wooded lot with mature hardwoods and views over town. Walk to Juniata College. Oil FHA heat with all house humidifier. Central A/C. SHOWINGS TO BEGIN 2/12/21 WITH AN OPEN FROM 11-1

Information Herein Deemed Reliable but Not Guaranteed

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