

MLS #: R2814105A (Active) List Price: \$299,000

2520 Arbor Bluff Drive Huntingdon, PA 16652



House Style: 2 Story
 Bedrooms: 3
 Full Baths: 2
 Half Baths: 1
 3/4 Baths: 1
 Total Baths: 3.5
 Apx Year Built: 1997
 Above Grade SqFt: 2176
 Below Grade SqFt: 677
 Total SqFt: 2865
 Garage Stalls: 4.00
 Garage Type: Attached

Unit #:
 Area: Huntingdon Area
 Region: 5th Wd Hunt
 County: Huntingdon
 Zoning: Res Suburb
 Flood Zone: No
 Apx Acreage: 0.31
 Frontage Feet:
 Depth Feet:
 Mobile/Mfg Home:

Legal Description: DBV 2012-7239

Tax ID: 21-12C-95

Total Taxes: 3500.67

Tax Year: 2017

Special Assessment:

Assessed Value: 45280

Avg Utilities:

Association Fee: 100.00

Property Features: Mountain View, Year Round Access, On Public Road, Protective Covenants

Amenities: Deck, Hardwood Floors, Skylights, Walk-in Closet, Furnishings, Fireplace-Brick, Foyer, Master Bath, Office, Rec Lighting, Rec Room

ElemSchl: Standing Stone Elem

Jr/Midl: Middle School

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Den	13x12	french doors, hardwood floors
Main	Dining	12x11	WW carpet
Main	Kitchen	16x16	oak cabinets, desk, SS appliances, recessed light, garden window
Main	Living	32x15	propane fireplace, sliders to deck, recessed lighting, WW carpet
Main	1/2 Bath		
2nd	Bedroom	15x11	walk in closet, large window to take in fantastic views, carpet
2nd	Bedroom	13x11	lots of natural light, carpet
2nd	Full Bath		
2nd	Master Bedroom	27x18	skylight, private balcony, sitting area, 18x5 walk in closet
2nd	Full Bath	master bath	garden tub, double vanity/dressing, shower
Lwr B	Family Room	34x16	propane fireplace, french doors, recessed lighting
Lwr B	3/4 Bath		
Lwr B	Office	17x15	utility room
2nd	Laundry		

Included: Refrigerator, range, microwave, DW, W/D, window treatments; For more see agent comments

Not Included: sconces on walls in LR and DR, Large oriental rug in FamRm

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

Walkout Basement:
 Basement: Full Basement Partially Finished
 Exterior: Vinyl
 Roof Type: Shingle
 Window Type:
 # Fireplaces: 2
 Fireplace Type: Gas-Fired

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:

Instructions/Directions: 24 hour notice to show.

Public Comments: Magnificent views of Warriors Ridge, Tussey Mountain & beyond abound in this upscale 3BR, 3.5BA home. Features include hardwood flrs, inviting foyer, formal DR, den with french doors, roomy living room with gas fireplace. Kitchen has abundant oak cupboards, garden window, breakfast nook & desk area. 2nd floor has 2 nice sized bedrooms plus an enormous master suite with sitting area, walk in closet and full bath w/ soaking tub and shower. Skylights in the master suite allow for natural light and take your warm cup of Joe out onto the master suite balcony to enjoy the breathtaking views. Lower level of home features a 34x16 family room with gas FP, rec. lighting & french doors. Other amenities include Two- 2 car garages, additional partially finished room in lower level that can be finished.

Information Herein Deemed Reliable but Not Guaranteed

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