

MLS #: R2814105A (Active) List Price: \$289,900

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: Range, microwave, DW, W/D, window treatments; For more see agent comments

Not Included: Refrigerator, 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

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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