

MLS #: R2815734A (Active) List Price: \$139,000

305 12th Street Huntingdon, PA 16652



**House Style:** 3 Story  
**Bedrooms:** 4  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**Total Baths:** 2.00  
**Apx Year Built:**  
**Above Grade SqFt:** 1680  
**Below Grade SqFt:**  
**Total SqFt:** 1680  
**Garage Stalls:** 1.00  
**Garage Type:** Detached

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 4th Wd Hunt  
**County:** Huntingdon  
**Zoning:** Res Urban  
**Flood Zone:** No  
**Apx Acreage:**  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** None

**Legal Description:** 2019/728**Tax ID:** 20-01-376**Total Taxes:** 2082.00**Tax Year:** 2021**Special Assessment:****Assessed Value:****Avg Utilities:****Association Fee:****Property Features:** Cable to Property, Electric to Property, On Paved Road, On Public Road**Amenities:** Attic Storage, Attic Walk Up, Ceiling Fan(s), Covered Porch, Hardwood Floors, Pantry, Playroom**ElemSchl:** Standing Stone Elem**Jr/Midl:** Middle School**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Family Room	13 x 11	Refinished Hardwood Floors, Beautiful Staircase
Main	Living	13 x 15	Pocket Doors, Gorgeous Fireplace, Hardwoods
Main	Dining	13 x 10	Pocket Door, Entrance To Kitchen
Main	Kitchen	13 x 11	NEW APPLIANCES, CABINETS, COUNTERS, LVP Flooring
Main	3/4 Bath	11 X 9	Brand Spankin' New
Main	Sunroom	4 x 5	Butlers Pantry, Door To Porch
Second	Bedroom	11 x 12	Closet, Door to 14 x 4 Coverd Porch
Second	Bedroom	11 x 11	Closet, Hardwood Floors In Bedrooms
Second	Bedroom	11 x 11	Closet
Second	Bedroom	12 x 11	Closet
Second	Full Bath	9 x 5	Closet
Third	Family Room	21 x 22	Large Stand Up (7' ceilings)
Basement	Laundry		Separate Rooms For Utilities and Laundry

**Included:** Stove, Refrigerator, Dishwasher**Not Included:****Water Type:** Public**Sewer Type:** Public Sewer**Fuel Type:** Electric, Natural Gas**Heating Type:** Baseboard, Radiator**AC Type:** None**Electric System:** 200 Amp Breakers**Driveway:** Dirt**Walkout Basement:** Yes**Basement:** Full Basement Unfinished**Exterior:** Aluminum Siding**Roof Type:** Shingle, Slate**Window Type:** Single Pane with Storm**# Fireplaces:** 1**Fireplace Type:** Other/See Remarks**Instructions/Directions:** In Huntingdon, Travel on Mifflin Street in Left Lane. Turn left onto 12th Street to End Of Block. Property On Right.**Public Comments:** This Is How You Restore and Update A Well Built Older Home!! Beautiful woodwork, pocket doors and hardwood floors all accented with a tiled fireplace. Lets throw in a brand NEW KITCHEN! Appliances, LVP flooring, cabinets, sink and counter tops - NEW! Restored gas lines for water heater and furnace. Nice size bedrooms on second floor and huge playroom on the third floor! OFF STREET PARKING and a single car garage. All painted and move-in ready!

Information Herein Deemed Reliable but Not Guaranteed

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