

**MLS #: R2814986A (Active) List Price: \$189,900****13139 Middle Ridge Road Hesston, PA 16652**

**House Style:** 1-1/2 Story, Cabin  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 1.5  
**Apx Year Built:** 1980  
**Above Grade SqFt:** 1428  
**Below Grade SqFt:** 1200  
**Total SqFt:** 1428  
**Garage Stalls:** 2.00  
**Garage Type:** Carport, Integral

**Unit #:**  
**Area:** Seven Points  
**Region:** Penn  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 6.05  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 524/901**Tax ID:** TPN 36-07B-10**Total Taxes:** 2219.85**Tax Year:** 2019**Special Assessment:****Assessed Value:** 34720**Avg Utilities:****Association Fee:****Property Features:** Deed Restrictions, Rolling, Wooded, Semi-Private**Amenities:** Ceiling Fan(s), Deck, Fireplace-Stone, Florida Room**ElemSchl:****Jr/Midl:****HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Sunroom	13 x 16	Carpet; new windows; propane stove
Main	Laundry	10 x 10	Vinyl
Main	Kitchen	10 x 15	Vinyl
Main	Master Bedroom	10 x 12	Carpet
Main	Bedroom	10 x 11	Carpet
Main	Family Room	12 x 24	Carpet / with propane fireplace
Main	Full Bath		Vinyl
Second	Loft	13 x 24	Carpet
Second	1/2 Bath		

**Included:** Most contents convey.**Not Included:****Water Type:** Well**Sewer Type:** Septic Tank**Fuel Type:** Electric, Propane**Heating Type:** Baseboard, Space Heater**AC Type:** Window**Electric System:** 100 Amp Breakers**Driveway:** Gravel**Walkout Basement:** No**Basement:** Full Basement Unfinished**Exterior:** Stucco, T111**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 1**Fireplace Type:** Gas-Fired

**Instructions/Directions:** From the intersection of Rt. 26 and Seven Points Road, take Seven Points Road east for 2.14 miles to Schoolhouse Road on right. Turn onto Schoolhouse Road and proceed less than 0.1 mile to Middle Ridge Road on left. Follow Middle Ridge Road to its end. Property on cul-de-sac.

**Public Comments:** Perfect cabin for lake users who want it all! Six acres of land to enjoy nature and recreational pursuits and a large degree of privacy for those times you need to unwind. A great site for family get-togethers. The large loft can accommodate even the largest family. Situated just outside of the Seven Points Recreation Area of Raystown Lake, all that Seven Points has to offer (marina, restaurant, Allegrippis Bike/Hike Trails, Visitor Center, Beach etc) is at your disposal. Don't feel left out if you are a hunter as you are within minutes of thousands of acres of hunting land on the Raystown Lake lands. This well built cabin also features a drive thru garage for ease of use as well as a wrap-around driveway. The large family room, with fireplace, will make lifetime memories.

Information Herein Deemed Reliable but Not Guaranteed

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