

MLS #: R2815536A (Active) List Price: \$184,900

3752 Boulder Lane James Creek, PA 16657



**House Style:** 1 Story, Manufactured  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2  
**Apx Year Built:** 2012  
**Above Grade SqFt:** 1568  
**Below Grade SqFt:**  
**Total SqFt:** 1568  
**Garage Stalls:** 2.00  
**Garage Type:** Carport, Detached

**Unit #:**  
**Area:** James Creek  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 1  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** Doublewide

**Legal Description:** DBV 2011-51071

**Tax ID:** TP#49-02-01.34

**Total Taxes:** 1925.34

**Tax Year:** 2020

**Special Assessment:**

**Assessed Value:** 25920

**Avg Utilities:**

**Association Fee:**

**Property Features:** Deed Restrictions, Semi-Wooded, On Private Road

**Amenities:** Covered Deck, Deck, Eating Area In Kitchen, Furnishings, Fireplace-Stone, Master Bath

**ElemSchl:**

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Kitchen	24x12	Island, lots of cupboards, Kit/DR combo
Main	Living	14x18	fire place, opens to kitchen
Main	Full Bath		
Main	Bedroom	13x10	
Main	Bedroom	13x10	
Main	Master Bedroom	15x12	
Main	Full Bath	13x8	master bath
Main	Laundry		access to rear porch (2014)

**Included:** stove, refrigerator, dishwasher, refrigerator. Personal property list to be provided

**Not Included:**

**Water Type:** Well

**Sewer Type:** Septic Tank

**Fuel Type:** Oil

**Heating Type:** Forced Air

**AC Type:** Central

**Electric System:**

**Driveway:** Gravel

**Walkout Basement:** No

**Basement:** Piers

**Exterior:** Vinyl Siding

**Roof Type:** Shingle

**Window Type:**

**# Fireplaces:** 1

**Fireplace Type:** Gas-Fired

**Instructions/Directions:** Please call first to show as owner is sometimes there.

**Public Comments:** Location, location, location! This property is STEPS away from the State Forest, 5 minutes to Trough Creek State Park, Raystown Resort and Tatman Run Boat launch! Nearly new manufactured home that offers room for everyone and everything. Lovely stone fireplace in living room w/ french doors to deck, island and loads of cupboards in kitchen and large windows to allow lots of natural light to permeate through the house. Large master bath, new leaf guard on roof, covered porch and 16x10 deck (per owner), large 28x24 garage w/ water and electric and 24x16 carport are just some extras that make this property a great buy!

Information Herein Deemed Reliable but Not Guaranteed

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