

MLS #: R2815263A (Active) List Price: \$184,900**16033 Ichabod Lane Shirleysburg, PA 17260**

House Style: 1 Story, Manufactured
Bedrooms: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2
Apx Year Built: 2015
Above Grade SqFt: 1378
Below Grade SqFt:
Total SqFt: 1378
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: Mt Union/Mapl
Region: Shirley
County: Huntingdon
Zoning: Other
Flood Zone: No
Apx Acreage: 1.47
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: Doublewide

Legal Description: DBV 2017/4022**Tax ID:** 42-16A-29**Total Taxes:** 1863.00**Tax Year:** 2020**Special Assessment:****Assessed Value:** 28480**Avg Utilities:****Association Fee:** 100.00**Property Features:** Electric to Property, Semi-Wooded, On Private Road, Protective Covenants**Amenities:** Ceiling Fan(s), Covered Porch, Eating Area In Kitchen, Skylights, Walk-in Closet, Master Bath, Mudroom**ElemSchl:** Mt Union Elem**Jr/Midl:** Mt Union JR/SR**HighSchl:** Mt Union JR/SR

Level	Room	Size	Description
Main	Kitchen	16 X 12	With Eating Area
Main	Living	13 x 21	Open Concept With Kitchen Area
Main	Master Bedroom	12 x 14	With Walk In Closet
Main	Full Bath	12 x 5	
Main	Bedroom	10 x 10	With Closet
Main	Bedroom	10 x 12	With Closet
Main	Full Bath	9 x 7	
Main	Laundry	6 x 9	Separate Door, Mud Room Entrance
Lower		50 x 25	Two Double Doors, Ready to Finish!

Included: Fridge, Stove, Microwave**Not Included:****Water Type:** Well**Sewer Type:** Mound Septic, Septic Tank**Fuel Type:** Electric, Oil**Heating Type:** Forced Air**AC Type:** Central, Mini Heat Pump**Electric System:** 200 Amp Breakers**Driveway:** Gravel**Walkout Basement:** Yes**Basement:** Full Basement Unfinished**Exterior:** Vinyl Siding**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 0**Fireplace Type:** None**Instructions/Directions:** Rt 22 to Mt. Union. Take Rt. 522 south. Travel 6 miles and turn right onto Sleepy Hollow Drive. Continue to Knob Lane and turn right. Turn right onto Ichabod Lane. Property on the right.**Public Comments:** Might as well be new!! Manufactured in 2015, delivered and placed on poured concrete foundation in 2018. Lived in 30 days. Open concept, 3 bedroom, 2 full baths and like new appliances. Lower level has 10' high ceilings, double walkout doors and is ready to be finished. Steps need to be installed to the downstairs or just turn it into a rental for the lake! 20 minutes from Lake Raystown, close to State Game Lands and miles of trails including the 'Thousand Steps'. One mile to Aughwick Creek. Quiet with partially wooded back yard. Borders 97 acre 'airport' property now owned by the local fire company.

Information Herein Deemed Reliable but Not Guaranteed

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