

**MLS #: R2815631A (Active) List Price: \$550,000****11517 Piney Ridge Road Huntingdon, PA 16652**

**House Style:** 1-1/2 Story  
**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 4.00  
**Apx Year Built:** 2002  
**Above Grade SqFt:** 2884  
**Below Grade SqFt:**  
**Total SqFt:** 2884  
**Garage Stalls:** 3.00  
**Garage Type:** Attached

**Unit #:**  
**Area:** Seven Points  
**Region:** Juniata  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 16.24  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** 124/497**Tax ID:** 23-01-08**Total Taxes:** 10077.00**Tax Year:** 2020**Special Assessment:****Assessed Value:** 145120**Avg Utilities:****Association Fee:****Property Features:** Rolling, Year Round Access, Secluded, On Public Road**Amenities:** Covered Porch, Deck, Eating Area In Kitchen, Hardwood Floors, Fireplace-Brick, Foyer, Master Bath**ElemSchl:** Standing Stone Elem**Jr/Midl:** Middle School**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Den	11x12	
Main	Living	15x17	
Main	Kitchen	22x10	breakfast area
Main	Dining	14x10	
Main	Family Room	15x32	
Main	1/2 Bath		
Main	Full Bath		master bath
Main	Master Bedroom	13x14	
Second	Bedroom	13x12	
Second	Bedroom	10x14	
Second	Full Bath		
Second	Bedroom	12x35	Mother in law suite/Bonus Room above garage
Second	3/4 Bath		mother in law suite/Bonus Room above garage

**Included:** Storage units.**Not Included:****Water Type:** Well, Shared Well**Sewer Type:** Septic System, Septic Tank**Fuel Type:** Electric, Propane**Heating Type:** Forced Air**AC Type:** Central**Electric System:****Driveway:** Black Top**Walkout Basement:****Basement:** Crawl**Exterior:** Vinyl Siding**Roof Type:** Shingle**Window Type:****# Fireplaces:** 1**Fireplace Type:** Gas-Fired**Instructions/Directions:** Short notice showings should be okay. Being sold as is.

**Public Comments:** Magnificent home located atop of beautiful Piney Ridge with panoramic views of Tussey Mountain and the Raystown valleys. Possibilities galore with this property! Minutes to Seven Points recreation area make this home ideal for year round or seasonal use and use the rentals to pay your mortgage! Large 1.5 story home with first floor master suite, large LR, formal dining room, eat-in kitchen, roomy family room and den as well as a mother-in-law suite with small kitchenette and 1/2 bath. This property also features a 6 unit apartment building (needs TLC) that could generate great income-includes FOUR 2 BR apartments and TWO 1 BR apartments. Oversized detached garage as well as storage units at the lower end of the 16+ acres is perfect for storage, workshop or whatever your heart desires!

Information Herein Deemed Reliable but Not Guaranteed

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