

**MLS #: R2815019A (Active) List Price: \$125,000**

**14877 Happy Hills Road Huntingdon, PA 16652**



**House Style:** 1-1/2 Story  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 1  
**Apx Year Built:**  
**Above Grade SqFt:** 936  
**Below Grade SqFt:** 0  
**Total SqFt:** 936  
**Garage Stalls:** 0.00  
**Garage Type:** None

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

**Legal Description:** 2014/3497

**Tax ID:** 50-08-28

**Total Taxes:** 448.30

**Tax Year:** 2019

**Special Assessment:**

**Assessed Value:** 7360

**Avg Utilities:**

**Association Fee:**

**Property Features:** Semi-Wooded, Semi-Private, On Public Road

**Amenities:** Attic Walk Up, Covered Porch, Eating Area In Kitchen

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Mt Union JR/SR

Level	Room	Size	Description
Main	Living	13 x 16	Laminate Flooring
Main	Dining	6 x 18	Laminate Flooring
Main	Kitchen	14 x 13	Laminate Flooring
Main	Bedroom	12 x 11	Laminate Flooring w/walk in closet
Main	Bedroom	12 x 11	Laminate Flooring w/walk in closet
Main	Full Bath	6 x 10	Tile
Main	Laundry	3 x 5	Laminate Flooring
Second	Loft	8 x 28	Unfinished but potential for sleeping or storage

**Included:**

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Mound Septic  
**Fuel Type:** Electric  
**Heating Type:** Baseboard  
**AC Type:** None  
**Electric System:** 200 Amp Breakers  
**Driveway:** Gravel

**Walkout Basement:** No  
**Basement:** Crawl  
**Exterior:** Aluminum Siding  
**Roof Type:** Shingle  
**Window Type:** Thermo Pane  
**# Fireplaces:** 0  
**Fireplace Type:** None

**Instructions/Directions:** From the intersection of Rt. 22 and Rt. 829, proceed South on 829 for 6.75 miles to Happy Hills Road on right. Turn onto Happy Hills Road and proceed approx 3/4 miles to property on left.

**Public Comments:** Nicely renovated cabin, inside and out, with open floor plan situated on a semi-private shaded lot. Enjoy modern comforts while relaxing in your country retreat. Plenty of room to build a garage for boats or ATVs. Great base camp from enjoying all that Raystown Lake, Trough Creek State Park and Rothrock State Forest has to offer. Only 20 minutes to Snyders Run Boat Launch and 30 minutes to Allegrippis Bike Trails. If hunting or hiking is your thing, the plethora of public lands in the immediate will satisfy your needs. An unfinished loft area offers a blank canvas to increase sleeping capacity. Upgrades include recessed lighting, hardwood paneled doors, new kitchen cabinets and lots more. Septic system recently installed.

Information Herein Deemed Reliable but Not Guaranteed

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