

**MLS #: R2815949A (Active) List Price: \$259,900**

**5214 Book Road Robertsdale, PA 16674**



**House Style:** 1-1/2 Story, Cabin, Chalet  
**Bedrooms:** 3  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 1.00  
**Apx Year Built:** 2001  
**Above Grade SqFt:**  
**Below Grade SqFt:**  
**Total SqFt:**  
**Garage Stalls:** 0.00  
**Garage Type:** None

**Unit #:**  
**Area:** S Hunt Co  
**Region:** Wood  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 7.52  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 334-328

**Tax ID:** TP#54-09A-39

**Total Taxes:** 1988.53

**Tax Year:** 2021

**Special Assessment:**

**Assessed Value:** 25200

**Avg Utilities:**

**Association Fee:** 75.00

**Property Features:** Rolling, Semi-Wooded, On Private Road, Protective Covenants

**Amenities:** Deck, Eating Area In Kitchen

**ElemSchl:**

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Great Room	25x13	
Main	Bedroom	13x11	
Main	Bedroom	9x12	
Main	Full Bath	9x8	
Second	Loft	8x9	
Second	Bedroom	16x14	

**Included:** personal property list to be provided

**Not Included:**

**Water Type:** Well

**Sewer Type:** Septic Tank

**Fuel Type:** Electric, Propane

**Heating Type:** Baseboard, Space Heater

**AC Type:** None

**Electric System:**

**Driveway:** Dirt, Gravel

**Walkout Basement:** No

**Basement:** Crawl

**Exterior:** Vinyl Siding

**Roof Type:** Metal

**Window Type:**

**# Fireplaces:** 0

**Fireplace Type:** None

**Instructions/Directions:** cabin is used so please call to set up appt. Rt. 26 to Rt. 994, follow to Coles Valley Road, turn right and follow to Book Road, turn right and follow road to Y, bear left at Y and follow Book Rd to very end.

**Public Comments:** Beautiful as the day it was built, this cabin can be your home away from home! Meticulously kept 3BR cabin on 7.52 acres just waiting for you to enjoy. Large swaths of State Lands are minutes away and Raystown Resort, Trough Creek State Park and Tatman Run Boat launch are an easy 20-25 minute ride away. Great room features lots of natural light and newer gas stove that can heat the whole home, Private loft bedroom. Deck out the side, New roof in 2017, Crawl space and shed. Lot is comprised of 3 lots and owners pay \$25 road maintenance fee for each lot.

Information Herein Deemed Reliable but Not Guaranteed

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