

MLS #: R2814853A (Active) List Price: \$279,000

6033 Blue Jay Acres Cassville, PA 16623



House Style: 1 Story
Bedrooms: 4
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2
Apx Year Built: 2004
Above Grade SqFt: 1744
Below Grade SqFt: 1276
Total SqFt: 1744
Garage Stalls: 2.00
Garage Type: Attached

Unit #:
Area: Trough Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 4.08
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 1020-410; 1020-414

Tax ID: TP#49-15-06.23 & 06.26

Total Taxes: 2721.16

Tax Year: 2018

Special Assessment:

Assessed Value: 39760

Avg Utilities:

Association Fee: 0.00

Property Features: Corral/Stables, Deed Restrictions, Rolling, Shed, Mountain View, Year Round Access, Semi-Wooded, Valley View, On Private Road, Open Land

Amenities: Eating Area In Kitchen, Garage Door Opener(s), Walk-in Closet, Workshop, Fireplace-Stone, Master Bath, Rec Room

ElemSchl:

Jr/Midl:

HighSchl: Tussey Mtn

Level	Room	Size	Description
Main	Living	16x21	vaulted ceilings
Main	Kitchen	10x20	also has breakfast area
Main	Dining	10x11	
Main	Master Bedroom	15x12	also has 7x9 WIC
Main	Bedroom	11x11	
Main	Bedroom	10x12	
Main	Bedroom	10x10	
Main	Full Bath	9x6	master bath
Main	Full Bath		
Lower	Family Room	13x32	
Lower	Family Room	11x26	stone fireplace
Lower	Den	11x14	could also be bedroom
Main	Laundry	5x10	mudroom/laundry

Included: see sellers disclosure.

Not Included:

Water Type: Well

Sewer Type: Septic Tank

Fuel Type: Electric, Oil

Heating Type: Forced Air

AC Type: Central

Electric System: 200 Amp Breakers

Driveway: Gravel

Walkout Basement: Yes

Basement: Full Basement Finished

Exterior: Vinyl Siding

Roof Type: Shingle

Window Type: Thermo Pane

Fireplaces: 1

Fireplace Type: Gas-Fired

Instructions/Directions: 24 hours notice to show. Property located in Blue Jay acres. From 829 Mill Creek take 829 south to Cooks Road (at Price Motors) take right go 4.8 miles take left onto Blue Jay Lane. Follow and Y, turn left and follow to property on left.

Public Comments: Horse lovers delight! Immaculate 4BR, 2BA ranch home on 4+ acres featuring stable and partially fenced pasture area, small covered pavilion and wooded area. Spacious yard in private setting. Home sports large living room with vaulted ceilings, kitchen with breakfast area, master bedroom with private bath and large WIC. Lower level of home offers 2 large family room areas that have been tastefully finished and can offer a great entertaining area with fireplace, pool table and bar. Also has den that could be a 5th bedroom if you need it. Easy distance to state lands and not far from Raystown Resort and Trough Creek State Park.

Information Herein Deemed Reliable but Not Guaranteed

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