

MLS #: R2814371A (Active) List Price: \$164,900

3659 Bear Lane James Creek, PA 16657



House Style: Manufactured
Bedrooms: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2
Apx Year Built: 2012
Above Grade SqFt: 1568
Below Grade SqFt:
Total SqFt: 1568
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: Trough Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 2.36
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 225-456

Tax ID: TP#49-02-01.45

Total Taxes: 1601.76

Tax Year: 2017

Special Assessment:

Assessed Value: 23120

Avg Utilities:

Association Fee:

Property Features: Wooded, Year Round Access, On Private Road

Amenities: Eating Area In Kitchen, Fireplace-Brick, Master Bath, Office

ElemSchl:

Jr/Midl:

HighSchl: Tussey Mtn

Level	Room	Size	Description
Main	Living	23x12	
Main	Kitchen	20x13	island, built in microwave
Main	Den	13x5	
Main	Bedroom	10x10	
Main	Bedroom	10x10	
Main	Master Bedroom	13x12	
Main	Full Bath	13x10	Mst Bath, double shower, fireplace, lots of cabinets, soaking tub
Main	Full Bath		
Main	Laundry	7x11	

Included: many furnishings convey, stove, fridge, microwave

Not Included:

Water Type: Well
Sewer Type: Septic Tank
Fuel Type: Propane
Heating Type: Forced Air
AC Type: Central
Electric System:
Driveway: Gravel

Walkout Basement:
Basement: Piers
Exterior: Vinyl Siding
Roof Type: Shingle
Window Type:
Fireplaces: 1
Fireplace Type: Gas-Fired

Instructions/Directions: Follow Rt. 26S to Rt. 994, turn left and follow to Little Valley Road, turn left and follow short distance to sign on left (2 stone pillars at the entrance of development). Turn into dev., and follow to Bear Lane (2nd road on left) and follow Bear Lane to top, see property on right hand side at top.

Public Comments: BORDERS 3,000+ ACRES OF STATE FOREST LAND!! This 3BR, 2BA ranch style home is just minutes to Trough Creek State Park and Tatman Run Boat launch. Features roomy living room with built in entertainment center, eat -in kitchen with island/bar, built in microwave, den/office, master bath with gas fireplace, soaking tub and double shower. Wooded 2.36 acre lot offers privacy.

Information Herein Deemed Reliable but Not Guaranteed
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