

MLS #: R2816069A (Active) List Price: \$264,900**18711 Shady Maple Road Broad Top, PA 16621**

House Style: 1 Story, Manufactured
Bedrooms: 4
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2.00
Apx Year Built: 1988
Above Grade SqFt: 1590
Below Grade SqFt: 740
Total SqFt: 2330
Garage Stalls: 2.00
Garage Type: Detached

Unit #:
Area: Trough Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 10
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 2015-4585**Tax ID:** 49-14-05.4**Total Taxes:** 2760.48**Tax Year:** 2022**Special Assessment:****Assessed Value:** 36880**Avg Utilities:****Association Fee:****Property Features:** Deed Restrictions, Pond, Rolling, Mountain View, Year Round Access, Semi-Wooded, Semi-Private, On Paved Road**Amenities:** Deck, Eating Area In Kitchen, Walk-in Closet, Master Bath, Rec Room**ElemSchl:****Jr/Midl:** Tussey Mtn**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Sunroom	20x12	
Main	Living	17x11	
Main	Kitchen	17x10	
Main	Family Room	19x19	
Main	Master Bedroom	13x10	
Main	3/4 Bath		master bath
Main	Bedroom	10x10	
Main	Bedroom	8x8	
Main	Full Bath		
Lower	Family Room	20x21	
Lower	Bedroom	16x20	

Included: washer and dryer (never used by owners), dishwasher, microwave, stove, fridge**Not Included:****Water Type:** Well**Sewer Type:** Septic System**Fuel Type:** Oil, Propane**Heating Type:** Baseboard**AC Type:** None**Electric System:****Driveway:** Black Top**Walkout Basement:** No**Basement:** Full Basement Finished**Exterior:** Vinyl Siding**Roof Type:** Metal**Window Type:****# Fireplaces:** 0**Fireplace Type:** None**Instructions/Directions:** short notice showings may be okay but call first. Any children on site must be accompanied by and stay with an adult at all times.**Public Comments:** Minutes to the Resort, State Forest, Trough Creek and Tatman Run! This ranch style offers it all- seclusion, recreation, year round or seasonal living! Drive down the private paved drive and see the wonderful pond that per owner is loaded with blue gills or tool around the ground and see what nature has to offer on your 10 acres! Inside you have a sun room and family room additions that add so much natural light to the rooms! Detached pole barn offers lots of room for equipment or toys. This property has been maintained wonderfully and is just waiting for you to move in!

Information Herein Deemed Reliable but Not Guaranteed

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