

MLS #: F2813912A (Active) List Price: \$538,500

16403 Germany Valley Road Shirleysburg, PA 17260



HOUSE STYLE: 2 Story
BEDROOMS: 5
FULL BATHS: 1
HALF BATHS: 0
3/4 BATHS: 0
TOTAL BATHS: 1
APX YEAR BUILT: 0
ABOVE GRADE SQFT: 2184
BELOW GRADE SQFT: 0
TOTAL SQFT: 2184
GARAGE STALLS: 3
GARAGE TYPE: Detached

AREA: Mt Union/Mapl
REGION: Shirley
COUNTY: Huntingdon
ZONING:
FLOOD ZONE:
APX ACREAGE: 97
FRONTAGE FEET:
DEPTH FEET:
FARM TYPES: Beef/\$Crop, Horse

LEGAL DESCRIPTION: DBV 187/372

TAX ID: 42-16-07

TOTAL TAXES: 2548.38

TAX YEAR: 2016

SPECIAL ASSESSMENT:

ASSESSED VALUE: 0

AVG UTILITIES:

ASSOCIATION FEE: 0

TILLABLE ACRES: 70

WOODED ACRES: 0

PASTURE ACRES: 21

ROAD ACRES: 0

BUILDING ACRES: 2

OTHER ACRES: 4

TOPOGRAPHY: Rolling

DRAINAGE:

SOIL TYPE: See maps

ROAD SURFACE:

PROPERTY FEATURES: Barn, Clean & Green, Rolling, Year Round Access, Laundry Facilities, Open Land

AMENITIES: Attic Storage, Ceiling Fan(s), Garden, Porch, Office, Satellite Dish

ELEMSCHL:

JR/MIDL:

HIGHSCHL: Mt Union JR/SR

Level:	Room:	Size:	Description:
Main	Living	17 x 23	Unique addition, tiled entry,
Main	Sunroom	11 x 17	L Shaped, with sliding doors to deck. Defusing shades on windows
Main	Kitchen	13 x 20	Eat in kitchen with vinyl floor. Nicely finished original casework.
Main	Office	9 x 14	Carpeted; could be main floor bedroom.
Main	Full Bath	5 x 8	Laundry chute to basement.
2nd	Master Bedroom	12 x 17	
2nd	Bedroom	8 x 12	
2nd	Bedroom	9 x 11	
2nd	Bedroom	11 x 11	Walk thru bedroom
2nd	Bedroom	9 x 10	Walk thru; could be storage or walk in closet.

INCLUDED:

PERSONAL PROPERTY INCLUDED: Stove; refrigerator w/icemaker; wood stove; washer & Dryer; Freezer; Ceiling fans (4), custom shades

NOT INCLUDED:

WATER TYPE: Private Well

SEWER TYPE: Septic

FUEL TYPE: Oil, Wood

HEATING TYPE: Forced Air

AC TYPE: Central

ELECTRIC SYSTEM: 200 Amp Breakers

DRIVEWAY: Gravel

FARM FUEL TYPES: Oil, Other/See Remarks

WALKOUT BASEMENT: Yes

BASEMENT: Full Basement Unfinished

EXTERIOR: Vinyl

ROOF: Metal

WINDOWS: Thermo Pane

FLOOR: Other/See Remarks

FIREPLACES: 0

FIREPLACE TYPE: None

BLDG1CNST: Frame **BLDG1ROOF:** Metal **BLDG1FLR:** Concrete **BLDG1CND:** Good **BLDG1DESC:** 67 x 65 Bank Barn w/silo

BLDG2CNST: Pole **BLDG2ROOF:** Metal **BLDG2FLR:** Gravel **BLDG2CND:** Good **BLDG2DESC:** 40 x 80 Agway Steel Pole

BLDG3CNST: Pole **BLDG3ROOF:** Metal **BLDG3FLR:** Gravel **BLDG3CND:** Good **BLDG3DESC:** 3 car garage

BLDG4CNST: Frame **BLDG4ROOF:** Metal **BLDG4FLR:** Dirt **BLDG4CND:** Good **BLDG4DESC:** General Storage

INSTRUCTIONS/DIRECTIONS: From Shirleysburg, take Germany Valley Road north 1.67 miles. At Y intersection, veer left and proceed .28 miles, property is on the right.

PUBLIC COMMENTS: Beautiful farm located in Germany Valley. Property fronts both sides of Germany Valley Road exposing over 1/3 of a mile of road frontage on either side. Home is in first class condition with many updates and improvements. New energy efficient windows, commercial grade metal roof and vinyl siding provide for comfort and low maintenance. Detached garage features 3 bays with one bay designed for larger/higher vehicles. The large bank barn has had many beams replaced for increased structural strength and includes a 12 x 40 silo for storage. Farm contains 98 acres of mostly tillable cropland with minimal woodlands. Once the day is over, enjoy country living at its finest on the maintenance free deck off the sunroom.

