

MLS #: R2816108A (Active) List Price: \$189,900**6966 Shirleys Knob Road Cassville, PA 16623**

House Style: 1-1/2 Story
Bedrooms: 1
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built:
Above Grade SqFt: 834
Below Grade SqFt:
Total SqFt: 834
Garage Stalls:
Garage Type: None

Unit #:
Area: S Hunt Co
Region: Cass
County: Huntingdon
Zoning: Other
Flood Zone: No
Apx Acreage: 12.21
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 146/896**Tax ID:** 07-10A-50**Total Taxes:** 888.00**Tax Year:** 2022**Special Assessment:****Assessed Value:****Avg Utilities:****Association Fee:****Property Features:** Deed Restrictions, Electric to Property, Rolling, Wooded, Semi-Private, Secluded, Protective Covenants**Amenities:** Deck, Furnishings, Loft**ElemSchl:****Jr/Midl:** Southern JR/SR**HighSchl:** Southern JR/SR

Level	Room	Size	Description
Main	Living	23 x 14	Open Space, Vaulted Ceiling
Main	Kitchen	12 x 5	Tied into Living Room
Main	Bedroom	11 x 12	w/Closet
Main	Full Bath	8 x 5	Full, No Shower
Main	Sunroom	12 x 5	Entrance Area, Utility Room
Second	Loft	12 x 12	w/Storage Areas
Lower		30 x 23	Unfinished Lower Area Storage w/Man Door. No Access to Upstairs

Included: Stove, Refrigerator, Furnishings**Not Included:****Water Type:** Well**Sewer Type:** Septic System, Septic Tank**Fuel Type:** Electric**Heating Type:** Baseboard**AC Type:** Window**Electric System:** 100 Amp Breakers**Driveway:** Dirt**Walkout Basement:** Yes**Basement:** Full Basement Unfinished**Exterior:** T111**Roof Type:** Shingle**Window Type:** Single Pane with Storm**# Fireplaces:****Fireplace Type:** None

Instructions/Directions: From Mill Creek, take Rt. 829 (Trough Creek Valley Pike) to Cassville. Turn right onto Seminary St./Cooks Road. Go a couple miles and turn left onto Shirley's Knob Road. Property will be on the right.

Public Comments: Wooded, 12 acres with a cabin. One bedroom and nice sleeping loft with kitchen and full bath. Electric, water and septic. Close to game lands and only a 20 minute drive to either end of Lake Raystown. Quick shopping and eats in nearby Cassville. Conveniently located to a mecca of recreational activities - hiking, hunting, fishing, boating, golfing. 20 minute drive to Huntingdon for shopping and many dining possibilities. scott@raystownrealty.com

Information Herein Deemed Reliable but Not Guaranteed

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