

MLS #: R2814961A (Active) List Price: \$119,900

13851 Farm Lane James Creek, PA 16657



House Style: 1-1/2 Story
Bedrooms: 3
Full Baths: 0
Half Baths: 0
3/4 Baths: 1
Total Baths: 0.75
Apx Year Built:
Above Grade SqFt: 900
Below Grade SqFt: 0
Total SqFt: 900
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: James Creek
Region: Marklesburg
County: Huntingdon
Zoning: Residential
Flood Zone: No
Apx Acreage: 1.8
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: 179/887

Tax ID: 27-03A-58

Total Taxes: 1026.64

Tax Year: 2019

Special Assessment:

Assessed Value: 16560

Avg Utilities:

Association Fee:

Property Features: Cable to Property, Electric to Property, Flat, Year Round Access, Semi-Wooded, Semi-Private, On Public Road, Protective Covenants

Amenities: Ceiling Fan(s), Deck, Eating Area In Kitchen, Furnishings, Loft

ElemSchl:

Jr/Midl:

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Kitchen	9 x 10	Laminate flooring - Open concept to LR
Main	Living	15 x 20	Laminate flooring - Open concept to Kit.
Main	Bedroom	10 x 10	Carpet
Main	Bedroom	9 x 10	Carpet
Main	Bedroom	8 x 10	Carpet
Second	Loft	10 x 11	Carpet
Main	3/4 Bath		Vinyl

Included: Refrigerator, range/oven, window AC (3 ea), Furniture conveyance list will be provided.

Not Included:

Water Type: Well

Sewer Type: Mound Septic

Fuel Type: Propane

Heating Type: Space Heater

AC Type: Window

Electric System: 100 Amp Breakers

Driveway: Gravel

Walkout Basement: No

Basement: Piers

Exterior: T111, Vinyl Siding

Roof Type: Shingle

Window Type: Thermo Pane

Fireplaces: 0

Fireplace Type: None

Instructions/Directions: From Rt. 22/Rt 26 Intersection, travel approximately 10.63 miles South on Rt. 26 to Lakeview Drive in the Borough of Marklesburg. Turn right onto Lakeview and proceed 0.59 miles to Farm Lane on left. Turn left onto Farm Lane. First property on right.

Public Comments: Situated at the base of Tussey Mountain, this charming, low maintenance cabin is minutes away from the Aitch Boat Launch of Raystown Lake. A cozy, comfortable and relaxing private setting that will allow you to escape life's daily grind. Ideal property to host your Raystown Lake vacations, a base camp for cycling the Allegrippis Trails or hunting on the many game lands in the area. If you would rather hunt with a camera, the Aitch Boat Launch and the adjacent "propagation area" is a bird watchers mecca. The large open lot adjacent to the cabin provides lots of room for play and games and is well situated to adding a garage or "toy shed" for your boat or other "toys".

Information Herein Deemed Reliable but Not Guaranteed

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