

**MLS #: R2814902A (Active) List Price: \$209,900**

**17044 Fernwood Drive James Creek, PA 16657**



**House Style:** 1-1/2 Story, Chalet  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2  
**Apx Year Built:** 2003  
**Above Grade SqFt:**  
**Below Grade SqFt:**  
**Total SqFt:**  
**Garage Stalls:** 0.00  
**Garage Type:** None

**Unit #:**  
**Area:** James Creek  
**Region:** Hopewell  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 0.5  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 877-088

**Tax ID:** TP#16-04-1.60

**Total Taxes:** 2285.38

**Tax Year:** 2019

**Special Assessment:**

**Assessed Value:** 32560

**Avg Utilities:**

**Association Fee:** 75.00

**Property Features:** Mountain View, Wooded, On Private Road, Protective Covenants

**Amenities:** Covered Patio, Deck, Skylights, Fireplace-Stone, Rec Room

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Great Room	28x16	
Main	Kitchen	11x11	
Main	Bedroom	16x16	
Main	3/4 Bath		
Second	Loft	17x12	can be used as a 3rd BR
Second	Bedroom	13x12	
Lower	Family Room	16x12	
Lower	Family Room	11x24	
Lower	Full Bath		also houses laundry

**Included:**

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Public Sewer  
**Fuel Type:** Electric, Wood, Heat Pump  
**Heating Type:** Forced Air  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Gravel

**Walkout Basement:** Yes  
**Basement:** Full Basement Finished  
**Exterior:** Cedar  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:** 1  
**Fireplace Type:** Wood

**Instructions/Directions:** short notice showing okay. Lockbox is on side door and doorknob sticks a little so wiggle key

**Public Comments:** Lovely 2-3BR, 2BA chalet tucked into the woods and only minutes to Shy Beaver boat launch. Roomy Great Room with stone fireplace and vaulted ceilings opens to warm, inviting kitchen, 1st floor bedroom and bath. Loft area could be the 3rd bedroom. Large finished family room in basement offers a wonderful area to get together and hang out. Laundry and full bath off of family room. Deck to enjoy the outdoors plus walk out basement that leads to patio. Shed on site adds convenience to store all of your outdoor items.

Information Herein Deemed Reliable but Not Guaranteed  
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