

**MLS #: R2815394A (Active) List Price: \$192,900**

**2520 Blair Avenue Huntingdon, PA 16652**



**House Style:** Bi-Level  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 2.25  
**Apx Year Built:** 1988  
**Above Grade SqFt:** 1327  
**Below Grade SqFt:** 1327  
**Total SqFt:** 1327  
**Garage Stalls:** 2.00  
**Garage Type:** Integral

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 5th Wd Hunt  
**County:** Huntingdon  
**Zoning:** Residential  
**Flood Zone:** No  
**Apx Acreage:** 0.36  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** 286/114

**Tax ID:** 21-08-28.3

**Total Taxes:** 2915.70

**Tax Year:** 2020

**Special Assessment:**

**Assessed Value:** 33440

**Avg Utilities:**

**Association Fee:**

**Property Features:** Cable to Property, Cul-de-Sac, Deed Restrictions, Semi-Wooded

**Amenities:** Central Vacuum, Deck, Garage Door Opener(s), Walk-in Closet, Foyer, Master Bath

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living	15 x 15	Carpet/Open Concept to Dining
Main	Kitchen	11 x 12	Vinyl
Main	Full Bath		Vinyl
Main	Master Bedroom	11 x 15	Carpet/Walk in closet
Main	Full Bath		Vinyl - Off Master Bedroom
Main	Bedroom	10 x 12	Carpet
Main	Bedroom	10 x 12	Carpet
Lower	Family Room	14 x 14	Carpet
Lower	Laundry	8 x 11	Vinyl
Lower	1/2 Bath		Carpet (In laundry room).

**Included:** Range; refrigerator; washer/dryer; dishwasher; window A/C

**Not Included:**

**Water Type:** Public

**Sewer Type:** Public Sewer

**Fuel Type:** Natural Gas

**Heating Type:** Baseboard, Hot Water

**AC Type:** Window

**Electric System:** 200 Amp Breakers

**Driveway:** Black Top

**Walkout Basement:** Yes

**Basement:** Full Basement Finished

**Exterior:** Stone, Vinyl Siding

**Roof Type:** Shingle

**Window Type:** Combination

**# Fireplaces:** 0

**Fireplace Type:** None

**Instructions/Directions:**

**Public Comments:** Beautifully maintained home located in a secluded, quiet neighborhood. Located on a cul-de-sac; this charming home is easy walking distance to both the Huntingdon Area School Campus and Juniata College. The home features a deck allowing for outdoor living and quiet, relaxing evenings. The home features lots of natural light and a welcoming foyer. The finished lower level is ideal for a media room or other favorite hobby pursuits. The large yard provides plenty of opportunities for outdoor activities. Relax and enjoy the nightly visits of deer and squirrel and other wildlife to the area. Property is move in ready!

Information Herein Deemed Reliable but Not Guaranteed

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