

**MLS #: R2815410A (Active) List Price: \$229,900****2791 Whitesel Rd. James Creek, PA 16657**

**House Style:** 1-1/2 Story, Cabin  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 1  
**Total Baths:** 2  
**Apx Year Built:** 1987  
**Above Grade SqFt:** 1196  
**Below Grade SqFt:** 896  
**Total SqFt:** 2092  
**Garage Stalls:**  
**Garage Type:** None

**Unit #:**  
**Area:** James Creek  
**Region:** Lincoln  
**County:** Huntingdon  
**Zoning:** Other  
**Flood Zone:** No  
**Apx Acreage:** 1.63  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** None

**Legal Description:** DBV 2017/1302**Tax ID:** 24-03A-42**Total Taxes:** 1713.00**Tax Year:** 2020**Special Assessment:****Assessed Value:** 25120**Avg Utilities:****Association Fee:** 50.00**Property Features:** Deed Restrictions, Electric to Property, Shed, Year Round Access, Semi-Wooded, On Private Road, Protective Covenants**Amenities:** Ceiling Fan(s), Covered Deck, Deck**ElemSchl:** Southside Elem**Jr/Midl:** Hunt High Sch**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Family Room	27' x 12'	Open to Loft, Knotty Pine Ceiling
Main	Dining	13' x 9'	Adjacent to Kitchen
Main	Kitchen	9' x 8'	With Fridge and Stove
Main	Bedroom	13' x 10'	With Closet
Main	Full Bath	9' x 6'	Newly Remodeled
Second	Loft	13' x 11'	This Is Standing Area, Lots of Eve Space for Storage
Lower	Family Room	22' x 12'	Large Open Area
Lower	Laundry	13' x 7'	Washer, Dryer, Hot Water Heater, Electric Panel
Lower	Living	13' x 6'	2 Sides Flank The Steps
Lower	3/4 Bath	9' x 7'	Newly Remodeled
Lower			Separate Furnace and Oil Tank Rooms

**Included:** Fridge, Stove, Washer, Dryer**Not Included:****Water Type:** Well**Sewer Type:** Septic Tank**Fuel Type:** Electric, Oil, Heat Pump**Heating Type:** Forced Air, Heat Pump**AC Type:** Heat Pump**Electric System:** 200 Amp Breakers**Driveway:** Dirt**Walkout Basement:** Yes**Basement:** Full Basement Finished**Exterior:** Log**Roof Type:** Shingle**Window Type:** Thermo Pane**# Fireplaces:** 0**Fireplace Type:** None**Instructions/Directions:** From the Rt. 22/ Rt. 26 cloverleaf in Huntingdon, travel PA 26 South approx. 14 miles. Turn right onto Lakeview Drive and then left onto Whitesel Road. In 1/2 mile, property will be on your left.**Public Comments:** Expertly remodeled LOG CABIN in the Lake View Development! Let's talk 2020 NEW - Flooring, Bathrooms, Thermo-Pane Windows, Sliding Patio Doors. NEW Architectural Shingle Roof AND throw in a NEW 27' Front and a 31' Side Deck. Ok, one more - a NEW Septic Tank. Move in ready! Nicely landscaped with an outdoor firepit. Cabin sits on 1.6 acres close to Lake Raystown but quiet and peaceful. Choose your boat launch - Shy Beaver, James Creek, Aitch, the Resort - they are all minutes away. A short jaunt in the woods and there it is - over 1700 acres of State Game Lands.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R2815410A