

MLS #: R2815526U (Pending Continue to Show) List Price: \$369,900

6069 Allison Road Alexandria, PA 16652



House Style: 2 Story
Bedrooms: 2
Full Baths: 1
Half Baths: 1
3/4 Baths: 3
Total Baths: 4
Apx Year Built: 2014
Above Grade SqFt: 1290
Below Grade SqFt:
Total SqFt: 2000
Garage Stalls:
Garage Type: None

Unit #:
Area: Juniata Valley
Region: Porter
County: Huntingdon
Zoning: Rural Res Cons
Flood Zone: AE
Apx Acreage: 0.72
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 991/814

Tax ID: 38-06-04

Total Taxes: 2567.00

Tax Year: 2020

Special Assessment:

Assessed Value:

Avg Utilities:

Association Fee:

Property Features: Electric to Property, Fenced, Year Round Access, Gate/Cable, Semi-Private, River Frontage, On Public Road

Amenities: Brick Accent, Ceiling Fan(s), Covered Porch, Deck, Eating Area In Kitchen, Fireplace-Stone, Loft

ElemSchl: JV Elem

Jr/Midl: JV JR/Senior

HighSchl: JV JR/Senior

Level	Room	Size	Description
Main	Living	11 x 29	Stone fireplace with office area
Main	Kitchen	9 x 14	Sit down counter area
Main	Dining	14 x 15	Great open area
Main	Laundry	6 x 8	Washer, Dryer, Electrical Box
Main	Bedroom	13 x 11	Closet
Main	3/4 Bath	6 x 11	Walk In Shower
Main	1/2 Bath	6 x 6	Powder room
Second	Loft	17 x 11	Open Bedroom Concept
Second	Full Bath	5 x 9	Off Loft
Second	Bedroom	17 x 12	
Second	3/4 Bath	5 x 10	Walk-In Shower
Second	Office	11 x 10	Office/Sitting Area With Walk-Out Balcony
Lower			Large Lower Walkout - Boat, Kayak, Tool Storage

Included: Fridge, stove

Not Included:

Water Type: Well

Sewer Type: Private Sewer, Septic Tank

Fuel Type: Electric, Wood

Heating Type: Heat Pump, Woodstove(s)

AC Type: Heat Pump

Electric System: 200 Amp Breakers

Driveway: Gravel

Walkout Basement:

Basement: Full Basement Unfinished

Exterior: Brick, Board & Batten Siding

Roof Type: Metal

Window Type: Thermo Pane

Fireplaces: 1

Fireplace Type: Wood

Instructions/Directions: Rt. 22 to Alexandria, Pa. Turn onto Rt. 305 East towards Petersburg. Travel approx. 2.2 miles and turn left onto Allison Road. Property is first house on the right.

Public Comments: Exquisite, one of a kind property located on the banks of the 'Little Juniata', a premier fishing steam located in the heart of Juniata Valley. Rebuilt in 2014 as a second home with walnut kitchen cabinets, granite countertops and a flagstone kitchen floor. Luxury laminate flooring in dining and living areas. Beautiful stone fireplace with luxury oak paneling in living room. Carpet throughout the remainder of the house including the first floor bedroom. Second floor has the second bedroom, with a separate loft sleeping area, and a balcony off the sitting room/office. Spruce roofers complete the exposed ceiling. Lower level, with 11 course block, well planned out to prevent minimal rare flood damage, with no exposed utilities. Close to the 'Lake', shopping, trails and State Parks.

Information Herein Deemed Reliable but Not Guaranteed

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