

MLS #: R2815699A (Active) List Price: \$325,000**11877 Muddy Run Lane Petersburg, PA 16669**

House Style: 1 Story, Cabin
Bedrooms: 2
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built:
Above Grade SqFt: 1072
Below Grade SqFt: 1072
Total SqFt: 1072
Garage Stalls: 2.00
Garage Type: Detached

Unit #:
Area: N Hunt Co
Region: Jackson
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 34.3
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 2021/2721 & 792/297**Tax ID:** 22-19-13 & 22-19-39**Total Taxes:** 2359.19**Tax Year:** 2021**Special Assessment:** C & G**Assessed Value:** 33360**Avg Utilities:****Association Fee:****Property Features:** Clean & Green, Electric to Property, Flat, Pond, Stream, Semi-Wooded, Gate/Cable, Semi-Private, Secluded, On Private Road**Amenities:** Attic Pull Down, Covered Porch, Hardwood Floors, Fireplace-Brick**ElemSchl:****Jr/Midl:****HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Family Room	15 x 21	Hardwood Floors/Fireplace
Main	Kitchen	10 x 13	Vinyl
Main	Dining	10 x 12	Hardwood Floors
Main	Bedroom	12 x 14	Hardwood Floors
Main	Bedroom	9 x 12	Hardwood Floors
Basement		21 x 36	Equally divided 12 x 21 sections

Included: Range, Refridgerator**Not Included:** Tractor, Hutch in Dining Area**Water Type:** Well**Sewer Type:** Septic Tank**Fuel Type:** Oil**Heating Type:** None**AC Type:** None**Electric System:** 100 Amp Breakers**Driveway:** Dirt, None**Walkout Basement:** No**Basement:** Full Basement Unfinished**Exterior:** Board & Batten Siding**Roof Type:** Shingle**Window Type:** Single Pane with Storm**# Fireplaces:** 1**Fireplace Type:** Wood**Instructions/Directions:** From McAleveys Fort, take Route 26 North 1.7 miles Turn left onto Guyer Road and proceed .3 miles to Muddy Run Lane on left. Proceed down Muddy Run Lane approximately 600 feet to gate on left. Go thru gate and Cabin approximately 500 feet beyond gate.**Public Comments:** Exquisite get-a-way! Easy drive to State College. Located near McAlevy's Fort and a short distance from Rt 26. A nice, cozy cabin situated on over 34.3 acres of flat to rolling ground, surrounded by mature hardwoods and pine forests. Partly open partly wooded tract with a small stream through. A nearby pond provides that lazy fishing experience to reduce your stress level. A two bay garage/equipment shed houses all of your toys. The wood burning fireplace provides the perfect atmosphere to enjoy those cool mountain evenings. Hardwood floors. Near lots of recreation at Shaver's Creek Natural area, Whipples Dam, and Greenwood Furnace. A once in a lifetime property.....see this one today!

Information Herein Deemed Reliable but Not Guaranteed

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