

MLS #: R2813467A (Active) List Price: \$104,900

7235 Shirleys Knob Road Cassville, PA 16623



HOUSE STYLE: Cabin
BEDROOMS: 3
FULL BATHS: 0
HALF BATHS: 0
3/4 BATHS: 1
TOTAL BATHS: 1
APX YEAR BUILT: 1979
ABOVE GRADE SQFT: 768
BELOW GRADE SQFT: 0
TOTAL SQFT: 768
GARAGE STALLS: 0
GARAGE TYPE: None

UNIT #:
AREA: Trough Creek
REGION: Cassville
COUNTY: Huntingdon
ZONING: Residential
FLOOD ZONE: No
APX ACREAGE: 1.88
FRONTAGE FEET:
DEPTH FEET:
MOBILE/MFG HOME:

LEGAL DESCRIPTION: TP#07-10A-09; DBV 646/539

TAX ID: 07-10A-09

TOTAL TAXES: 534

TAX YEAR: 2015

SPECIAL ASSESSMENT:

ASSESSED VALUE: 11200

AVG UTILITIES:

ASSOCIATION FEE: 0

PROPERTY FEATURES: Electric to Property, Rolling, Wooded, Year Round Access, On Paved Road, On Public Road

AMENITIES: Ceiling Fan(s), Covered Porch, Deck, Eating Area In Kitchen, Loft

ELEMSCHL:

JR/MIDL:

HIGHSCHL: Mt Union JR/SR

Level:	Room:	Size:	Description:
Main	Kitchen	12 x 15	Eat-in kitchen, cathedral ceilings.
Main	Living	12 x 15	Stone faced propane gas fireplace, sliding patio doors to 12 x 15 deck.
Main	Bedroom	11x12	w/w carpet
Main	Bedroom	9 x 11	w/w carpet
Main	3/4 Bath	6 x 8	Vinyl
2nd	Loft	13 x 15	w/w carpet - third bedroom

INCLUDED:

NOT INCLUDED:

WATER TYPE: Private Well

SEWER TYPE: Septic

FUEL TYPE: Electric, Propane

HEATING TYPE: Baseboard, Space Heater

AC TYPE: None

ELECTRIC SYSTEM: 200 Amp Breakers

DRIVEWAY: Gravel

WALKOUT BASEMENT:

BASEMENT: None

EXTERIOR: T111

ROOF TYPE: Shingle

WINDOW TYPE: Thermo Pane

FIREPLACES: 1

FIREPLACE TYPE: Gas-Fired

INSTRUCTIONS/DIRECTIONS: From Huntingdon east on route 22 turn right (south on Rt. 829. Follow to and continue through Cassville. Beyond Cassville, turn right onto Lucciana Rd., then right onto Shirleys Knob Road. Property on right.

PUBLIC COMMENTS: Charming 3 bedrooms 3/4 bath cabin in the woods. Beautiful interior woodwork. Eat in kitchen. Spacious feeling with vaulted ceiling and loft. Stone gas fireplace. All wooded hillside 1.88 acre setting for this cute and cozy cabin. Enjoy the woods from your front deck or side screened porch. Conveniently located near State Game Lands, State Forest and Raystown Lake.