

MLS #: R2813683A (Active) List Price: \$209,500

13306 Raymond Road Huntingdon, PA 16652



HOUSE STYLE: Mobile Home/LO  
BEDROOMS: 3  
FULL BATHS: 2  
HALF BATHS: 0  
3/4 BATHS: 0  
TOTAL BATHS: 2  
APX YEAR BUILT: 2002  
ABOVE GRADE SQFT: 1352  
BELOW GRADE SQFT: 1352  
TOTAL SQFT: 1352  
GARAGE STALLS: 0  
GARAGE TYPE: Integral

UNIT #:  
AREA: Trough Creek  
REGION: Union  
COUNTY: Huntingdon  
ZONING: Residential  
FLOOD ZONE: No  
APX ACREAGE: 21.87  
FRONTAGE FEET:  
DEPTH FEET:  
MOBILE/MFG HOME: Doublewide

LEGAL DESCRIPTION: DBV 2013/5563

TAX ID: 50-4A-31 & 24

TOTAL TAXES: 1440

TAX YEAR: 2016

SPECIAL ASSESSMENT:

ASSESSED VALUE: 30080

AVG UTILITIES:

ASSOCIATION FEE: 285

PROPERTY FEATURES: Clean & Green, Electric to Property, Flat, Wooded, Year Round Access, Gate/Cable, Secluded, Protective Covenants

AMENITIES: Deck, Water Softener Owned, Master Bath, Mudroom, Satellite Dish

ELEMNSCHL:

JR/MIDL:

HIGHSCHL: Mt Union JR/SR

Level:	Room:	Size:	Description:
Main	Living	16.8 x 13	
Main	Kitchen	20 x 9	
Main	Master Bedroom	13.7 x 13	
Main	Full Bath	9.7 x 13	Contains Gardan Spa Tub
Main	Bedroom	13 x 15	
Main	Bedroom	11 x 15	
Main	Full Bath	5 x 8	
Main	Laundry	6 x 8	
Bsmt			

INCLUDED: Washer/Dryer; range; refrigerator and most furnishings.

NOT INCLUDED:

WATER TYPE: Private Well

SEWER TYPE: Septic

FUEL TYPE: Oil

HEATING TYPE: Forced Air

AC TYPE: Window

ELECTRIC SYSTEM: 200 Amp Breakers

DRIVEWAY: Gravel

WALKOUT BASEMENT: Yes

BASEMENT: Full Basement Unfinished

EXTERIOR: Vinyl

ROOF TYPE: Shingle

WINDOW TYPE: Thermo Pane

# FIREPLACES: 0

FIREPLACE TYPE: None

INSTRUCTIONS/DIRECTIONS: Rt. 22. To Mill Creek. South on Rt. 829, up over the mountain. At the bottom of the mountain, turn right, take next left. Continue to left turn onto Timberlake estates. First driveway on the right. See signs. HOA Fee of 285/annum.

PUBLIC COMMENTS: A beautiful and very private hide-a-way that could be used for a seasonal or permanent home. A nice home strategically situated on 21 acres of maturing forest. Wildlife abounds, with deer, bear, turkey and other critters in abundance. Nice doublewide with a full unfinished basement that lends itself to your imagination. The property features open living and featuring a huge master bath with garden spa. Front and back decks provide a nice venue for evening entertainment or a relaxing spot for watching he stars.

Information Herein Deemed Reliable but Not Guaranteed