

MLS #: R2814445A (Active) List Price: \$129,900**3626 Terrace Lane James Creek, PA 16657**

House Style: Manufactured
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Total Baths: 1.75
Apx Year Built: 1982
Above Grade SqFt: 1152
Below Grade SqFt:
Total SqFt: 1152
Garage Stalls:
Garage Type: None

Unit #:
Area: James Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: Doublewide

Legal Description: DBV 2012-2265**Tax ID:** TP# 49-02-01.16**Total Taxes:** 1441.03**Tax Year:** 2017**Special Assessment:****Assessed Value:** 20800**Avg Utilities:****Association Fee:****Property Features:** Rolling, Semi-Wooded, On Private Road**Amenities:** Covered Deck, Master Bath**ElemSchl:****Jr/Midl:** Tussey Mtn**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Living	23x19	wood burner
Main	Dining	12x8	
Main	Kitchen	9x11	
Main	Bedroom	9x11	
Main	Bedroom	9x13	
Main	Master Bedroom	12x11	
Main	Full Bath		
Main	Full Bath		master bath

Included:**Not Included:** fire ring insert in yard will be retained by buyer**Water Type:** Well**Sewer Type:** Septic Tank**Fuel Type:** Electric, Wood**Heating Type:** Forced Air, Woodstove(s)**AC Type:** Mini Heat Pump**Electric System:****Driveway:** Gravel**Walkout Basement:****Basement:** Piers**Exterior:** Vinyl Siding**Roof Type:** Shingle**Window Type:****# Fireplaces:** 0**Fireplace Type:** None

Instructions/Directions: short notice showings should be okay. From intersection of Rt. 26S and Rt. 994, take left on Rt. 994 and follow past Resort and continue to Little Valley Road, take left onto Little Valley Road and follow to Rhodes Drive, take left and go short distance and bear slight left onto Terrace Lane. Follow Lane to sign on left.

Public Comments: Walk to the State Forest in this gem! Minutes to Trough Creek State Park, Tatman Run boat launch and Raystown Resort. This home features newer kitchen, completely remodeled bathrooms plus many new upgrades like hot water heater, mini split hvac unit, wood stove and exhaust, water filtration and softener system, light fixtures. This property makes a great getaway or year round home and the work has been done for you!. Shed adds storage for all the toys and extra items. Don't miss out on this one!

Information Herein Deemed Reliable but Not Guaranteed

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