

MLS #: R2814445A (Active) List Price: \$126,900

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

Mobile Home: Yes

Mobile/Mfg Home Title #:

Deeded:

Titled:

Mobile/Mfg Home Serial #:

Mobile/Mfg Make:

Mobile/Mfg Home Model:

Model/Make Year: 1982

Model/Make Size:

Lot Ownership:

Lot Rent:

Tie Down:

Must Be Moved:

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. Agents call ahead for lockbox as it is a unique code.

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! New septic tank, UV light installed 2018.

Information Herein Deemed Reliable but Not Guaranteed

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