

**MLS #: R2816164A (Active) List Price: \$649,900**

**18974 Shady Maple Road Broad Top, PA 16621**



**House Style:** 1 Story, Cabin  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2.00  
**Apx Year Built:** 1992  
**Above Grade SqFt:** 1344  
**Below Grade SqFt:**  
**Total SqFt:** 1344  
**Garage Stalls:** 1.00  
**Garage Type:** Integral

**Unit #:**  
**Area:** Trough Creek  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 50  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 764-956

**Tax ID:** TP#49-14-05.21 C&G

**Total Taxes:** 2141.47

**Tax Year:** 2022

**Special Assessment:** 27280

**Assessed Value:** 47040

**Avg Utilities:**

**Association Fee:**

**Property Features:** ADJ Game Land, ADJ State Land, Clean & Green, Pond, Rolling, Steep, Mountain View, Wooded, Secluded, On Paved Road, On Private Road

**Amenities:** Covered Deck, Deck, Eating Area In Kitchen, Fireplace-Stone

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Great Room	21x26	
Main	Bedroom	11x12	
Main	Bedroom	10x11	
Main	Master Bedroom	13x14	
Main	Full Bath		
Main	3/4 Bath		MASTER BATH

**Included:**

**Not Included:**

**Water Type:** Well

**Sewer Type:** Septic System

**Fuel Type:** Electric, Wood

**Heating Type:** Baseboard, Mini Heat Pump

**AC Type:** Split AC Unit(s)

**Electric System:**

**Driveway:** Macadam

**Walkout Basement:**

**Basement:** Full Basement Unfinished

**Exterior:** T111, Wood Siding

**Roof Type:** Shingle

**Window Type:**

**# Fireplaces:** 1

**Fireplace Type:** Wood

**Instructions/Directions:** short notice showings may be okay. Owner does use property.

**Public Comments:** BORDERS 2700+ ACRES OF STATE GAME LANDS! This cabin sits on a private hillside 50 acre plot with fantastic views. Paved driveway from Shady Maple road to home, this could be a year round residence or great seasonal getaway. Wraparound deck with covered area provides opportunities for entertaining and great views and inside features great room with fireplace to enjoy a cozy night. Small pond on property. New roof in 2020, mini split for a/c. Lower level garage and storage area. Per owner this has not been timbered for 30 years.

Information Herein Deemed Reliable but Not Guaranteed

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