MLS #: R2816793A (Active) List Price: $119,900 **16344 Bear Run Trail Mapleton Depot, PA 17052**

House Style: 1 Story
Bedrooms: 2
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built: 1975
Above Grade SqFt: 724
Below Grade SqFt:
Total SqFt: 724
Garage Stalls:
Garage Type: None

Unit #:
Area: S Hunt Co
Region: Cass
County: Huntingdon
Zoning: Other
Flood Zone: No
Apx Acreage: 3
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 2018/3662
Tax ID: 07-05A-21 **Total Taxes:** 787.32 **Tax Year:** 2024
Special Assessment: **Assessed Value:** 11920 **Avg Utilities:** **Association Fee:** 100.00
Property Features: Deed Restrictions, Electric to Property, Rolling, Semi-Wooded, On Private Road, Protective Covenants
Amenities: Eating Area In Kitchen, Porch
ElemSchl: Southern JR/SR **Jr/Midl:** Southern JR/SR **HighSchl:** Southern JR/SR

Level	Room	Size	Description
Main	Living	8 x 13	Great Room, Pellet Stove, LVP Flooring
Main	Kitchen	17 x 11	Nice Cabinets, Countertops & Appliances, Dining Combo
Main	Bedroom	11 x 7	
Main	3/4 Bath	5 x 7	Marked as full for Zillow, Only Shower Stall
Main	Sunroom	11 x 7	Heated, Used as Second Bedroom, Walkout Door

Included: Refrigerator, Stove, Microwave, 2 Sheds
Not Included:

Water Type: Well
Sewer Type: Septic System, Septic Tank
Fuel Type: Electric, Other/See Remarks
Heating Type: Baseboard
AC Type: Window
Electric System: 100 Amp Breakers
Driveway: Dirt, Gravel

Walkout Basement:
Basement: Crawl
Exterior: Vinyl Siding
Roof Type: Shingle
Window Type: Single Pane, Some Thermo
 # Fireplaces:
Fireplace Type: Other/See Remarks

Instructions/Directions: Rt. 22 from Huntingdon to light at Specks Deli. Turn right onto Rt. 829 for 1.5 miles. Turn left onto Polecat Hollow Rd. for 1.2 miles. Turn right onto Smith Valley Road for 7.1 miles. Turn left onto Deer Run Rd. for .3 mile. Turn right onto Bear Run Trail. Property on right

Public Comments: Updated cabin with a hilltop setting in Smith Valley. Kitchen has newer appliances, cabinets and flooring. Spacious sunroom can be used as a second bedroom. Pellet stove adds to the decor in living room. Plenty of parking and a rolling 3 acre corner lot, with many mature oaks. Two sheds for tools and toys. Located near all kinds of recreational opportunities, including boating, fishing, hiking and hunting,

Information Herein Deemed Reliable but Not Guaranteed