

MLS #: R2817909A (Active) List Price: \$389,900

2520 Arbor Bluff Drive Huntingdon, PA 16652



House Style: 2 Story
Bedrooms: 3
Full Baths: 2
Half Baths: 1
3/4 Baths: 1
Total Baths: 4.00
Apx Year Built: 1997
Above Grade SqFt: 2176
Below Grade SqFt: 677
Total SqFt: 2865
Garage Stalls: 4.00
Garage Type: Attached, Integral

Unit #:
Area: Huntingdon Area
Region: 5th Wd Hunt
County: Huntingdon
Zoning: Res Suburb
Flood Zone: No
Apx Acreage: 0.31
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 2018-3578

Tax ID: TP#21-12C-95

Total Taxes: 4546.16

Tax Year: 2024

Special Assessment:

Assessed Value: 45280

Avg Utilities:

Association Fee: 150.00

Property Features: Mountain View, Year Round Access, Valley View, On Paved Road, On Public Road, Protective Covenants

Amenities: Covered Deck, Covered Patio, Deck, Hardwood Floors, Breakfast Nook, Fireplace-Brick, Foyer, Master Bath, Office

ElemSchl: Standing Stone Elem

Jr/Midl: Middle School

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Dining	12x11	
Main	Den	13x12	hdwd floors
Main	Family Room		fireplace
Main	Kitchen	16x16	
Main	1/2 Bath		
Second	Master Bedroom	27x18	
Second	Full Bath		
Second	Bedroom	15x11	
Second	Bedroom	13x11	
Second	Full Bath		
Second	Laundry		
Lower	Family Room	34x16	
Lower	Office	17x15	utlity room or could be office
Lower	3/4 Bath		

Included:

Not Included:

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Oil, Propane
Heating Type: Forced Air
AC Type: Central
Electric System:
Driveway: Black Top

Walkout Basement: Yes
Basement: Full Basement Finished
Exterior: Vinyl Siding
Roof Type: Shingle
Window Type:
Fireplaces: 2
Fireplace Type: Gas-Fired

Instructions/Directions: 24 hour notice to show

Public Comments: Lovely 2 story Highlands home that offers loads of space with custom upgrades such as huge 27x18 Master Suite with huge walk in closet and sitting area. Living Room with fireplace, Kitchens with lot of cabinets and eating area, 2nd Floor laundry, Den with french doors makes a great home office, roomy multi-level deck that has views of spectacular PA sunsets. Finished walk out basement sports office area, 3/4 bath and family room. 2 separate garage areas that can fit up to 4 cars and use for storage. Newer roof and paved driveway.

Information Herein Deemed Reliable but Not Guaranteed