

MLS #: L2816458A (Active) List Price: \$115,000

Lot #11 Paradise Point on Trough Creek James Creek, PA 16657



**Apx Acreage:** 4.663  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:**  
**Area:** James Creek  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:**

**Legal Description:** part of DBV 864-107

**Tax ID:** Part of TP# 49-06-04

**Total Taxes:** 0.00

**Tax Year:** 2022

**Special Assessment:**

**Assessed Value:** 0

**Property Features:** Flat, Rolling, Wooded, Semi-Private, On Private Road, Protective Covenants

**ElemSchl:**

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

**Water Type:** None  
**Sewer Type:** None  
**Fuel Type:** None

**Instructions/Directions:** Follow Rt. 26 to Rt. 994 intersection, follow through Newburg and turn left onto Paradise Rd. Follow to entrance. Pictures online are of lots throughout the development

**Public Comments:** Minutes to Trough Creek State Park, Raystown Resort, State land and Tatman Run boat launch with access to a mile long stretch of trout fishing. This beautiful building lot offers creek frontage and wooded setting. Other lots in development have Trough Creek access via designated common area space that offers owners areas for fishing and kayaking. Level to rolling building lots ranging from 1.7 acres to 9.18 acres. See [www.raystownrealty.com](http://www.raystownrealty.com) for full info on development

Information Herein Deemed Reliable but Not Guaranteed