

MLS #: R2816536A (Active) List Price: \$134,900

15483 Mels Road James Creek, PA 16657



House Style: 1 Story
Bedrooms: 2
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built: 1972
Above Grade SqFt: 572
Below Grade SqFt:
Total SqFt: 572
Garage Stalls:
Garage Type: None

Unit #:
Area: James Creek
Region: Lincoln
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1.5
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 2023/1829

Tax ID: 24-06-11.2

Total Taxes: 866.64

Tax Year: 2023

Special Assessment:

Assessed Value: 11520

Avg Utilities:

Association Fee:

Property Features: Electric to Property, Semi-Wooded, Semi-Private

Amenities: Covered Porch

ElemSchl: Southside Elem

Jr/Midl: Middle School

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Kitchen	25 x 11	Kitchen & Living Combined
Main	Bedroom	9 x 9	
Main	Bedroom	9 x 10	
Main	Full Bath	7 x 4	
Main	Sunroom	34 x 7	L Shaped Screened Porch, Other Side Is 30 x 7

Included: Refrigerator, Stove, Washer, Dryer, Air Conditioner, Shed

Not Included:

Water Type: Well
Sewer Type: Septic System
Fuel Type: Electric
Heating Type: Forced Air
AC Type: Window
Electric System: 100 Amp Breakers
Driveway: Dirt

Walkout Basement:
Basement: None
Exterior: Wood Siding
Roof Type: Shingle
Window Type: Single Pane
Fireplaces:
Fireplace Type: None

Instructions/Directions: Rt. 26 to the Entriken intersection. Turn onto 994 E and proceed 1.3 miles to Coffee Run Lane on the left. Follow signs on Mels Road to destination on the right. Rough road, travel at your own risk, 4 wheel drive suggested.

Public Comments: 'Cottage at the Lake'!! Reminiscent of the cool cottages that would surround the original Lake Raystown. Large screened-in porch has potential views of Coffee Run Inlet. 1.5 acre lot with nice back yard. 2 bedroom with open kitchen/living room area. A few minutes drive to several boat launches - James Creek, Tatman Run and Lake Raystown Resort on Raystown Lake. Game lands, State Parks and trails are all nearby. Shopping within 20 minutes drive. Several nice restaurants within a half hour.

Information Herein Deemed Reliable but Not Guaranteed