

**MLS #: R2816844A (Active) List Price: \$449,900**

**3618 Highland James Creek, PA 16657**



**House Style:** 1-1/2 Story, Cabin, Chalet, A Frame  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2.00  
**Apx Year Built:** 2008  
**Above Grade SqFt:** 1954  
**Below Grade SqFt:**  
**Total SqFt:** 1954  
**Garage Stalls:** 2.00  
**Garage Type:** Integral

**Unit #:**  
**Area:** James Creek  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:**  
**Apx Acreage:** 1.11  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 896-944

**Tax ID:** TP#49-02-04.10

**Total Taxes:** 2948.45

**Tax Year:** 2023

**Special Assessment:**

**Assessed Value:** 36240

**Avg Utilities:**

**Association Fee:**

**Property Features:** Rolling, Wooded, On Private Road

**Amenities:** Ceiling Fan(s), Deck, Eating Area In Kitchen, Furnishings, Fireplace-Stone, Master Bath

**ElemSchl:** Jr/Midl: Tussey Mtn

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Great Room	26x27	
Main	Master Bedroom	13x15	has 4x13 WIC
Main	Full Bath	9x9	master bath
Main	Bedroom	10x11	
Main	Full Bath		
Second	Loft	6x9	
Second	Bedroom	26x16	Bonus Room could be bunk room, family room
Main	Laundry	5x6	

**Included:** most furnishings will convey

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Mound Septic  
**Fuel Type:** Electric, Propane  
**Heating Type:** Forced Air  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Gravel

**Walkout Basement:** Yes  
**Basement:** Full Basement Unfinished  
**Exterior:** Wood Siding  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:** 1  
**Fireplace Type:** Gas-Fired

**Instructions/Directions:** short notice showings should be okay. Call to make sure the owner isnt using

**Public Comments:** Immaculate chalet just minutes to Trough Creek State Park, Raystown Resort and Tatman Run! Features of this beauty include large great room with stone fireplace, open kitchen with lots of room and storage, Large master suite with wonderful ensuite bath and walk in closet. Additional bedroom with private access. Loft area offers a quaint respite to sit and read a book and leads to an enormous bonus room that can double as a bunk room or family room. Large wraparound deck and windows allow you to enjoy the wooded views. Oversized garage with extra space for big boat or campers.

Information Herein Deemed Reliable but Not Guaranteed