MLS #: R2820650A (Active) **List Price: $549,900** **3583 Laurel Road James Creek, PA 16657**

House Style: Modular
Bedrooms: 3
Full Baths: 3
Half Baths: 0
3/4 Baths: 0
Total Baths: 3.00
Apx Year Built: 2012
Above Grade SqFt: 1670
Below Grade SqFt: 540
Total SqFt: 2210
 # Garage Spaces: 1.00
Parking: Integral, Off Street

Unit #:
Area: James Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1.27
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 949-138
Tax ID: TP#49-02-04.17 **Total Taxes:** 1869.44 **Tax Year:** 2026
Special Assessment: **Assessed Value:** 21520 **Avg Utilities:** **Association Fee:**
Property Features: On Private Road, Protective Covenants, Semi-Wooded
Amenities: Eat-In Kitchen, Furnishings
ElemSchl: **Jr/Midl:** Tussey Mtn **HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Kitchen	25x14	
Main	Living Room	27x12	
Main	Bedroom	11x10	
Main	Full Bath	11x5	
Second	Bedroom	12x15	
Second	Bedroom	15x18	
Second	Full Bath	7x6	Jack-n-Jill bathroom
Lower	Family Room	26x12	
Lower	Full Bath	7x7	
Lower	Laundry		

Included: all furnishings
Not Included: all tools (manual and power), shop vac in garage

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

Walkout Basement:
Basement: Full, Partially Finished
Exterior: Vinyl Siding
Roof Type: Shingle
Window Type:
 # Fireplaces: 1
Fireplace Type: Gas-Fired

Instructions/Directions: Please call for showings as property is frequently in use

Public Comments: Tucked away on 1.27 wooded acres, this exceptional turnkey residence offers an effortless blend of refined comfort and natural beauty. Meticulously maintained w thoughtful finishes throughout, every detail has been carefully curated to provide a seamless transition for its next owner.The heart of the home is a beautifully appointed kitchen featuring abundant hardwood cabinetry, a generously sized island designed perfectly for the space, and an inviting flow for both everyday living and entertaining. Engineered hardwood and luxury vinyl plank flooring, stone fireplace, and a newer HVAC system further reflect the quality and care invested in this home. Step outside to embrace the tranquility of your surroundings from the newly constructed TimberTech deck or unwind on the updated Screeneze porch, where gentle summer breezes and the soothing sound of rainfall create the perfect backdrop for relaxation. Upstairs, sun-filled bedrooms offer warmth and comfort while sharing a well-designed Jack-and-Jill bath. The finished lower level provides a spacious family room with sliding doors to the outdoors, complemented by a beautifully finished full bath, creating an ideal private retreat for guests or extended family. The sought-after first-floor bedroom and full bath provide convenience and flexibility for guests or one-level living. Located just minutes from Trough Creek State Park, Raystown Resort, and Tatman Boat Launch, this remarkable property offers the perfect balance of peaceful woodland living and easy access to some of the region's premier outdoor recreation.

Information Herein Deemed Reliable but Not Guaranteed