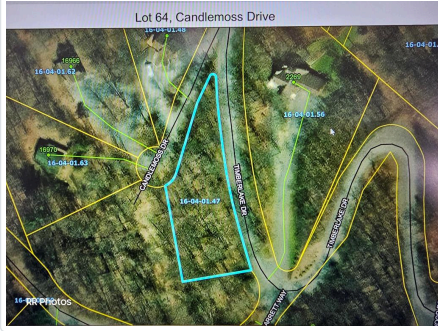


**MLS #: L2820503A (Active) List Price: \$34,500**

**Lot 64 Candlemoss Drive James Creek, PA 16657**



**Apx Acreage:** 0.5  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:**  
**Area:** James Creek  
**Region:** Hopewell  
**County:** Huntingdon  
**Zoning:** Other  
**Flood Zone:** No

**Legal Description:** DBV 406/702

**Tax ID:** 16-04-01.47

**Total Taxes:** 178.40

**Tax Year:** 2026

**Special Assessment:**

**Assessed Value:** 2080

**Property Features:** Cul-de-Sac, Electric To Property, Rolling, Year Round Access, Semi-Wooded, On Private Road, Protective Covenants

**ElemSchl:** Tussey Mtn

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

**Water Type:** None

**Sewer Type:** Public Sewer

**Fuel Type:** None

**Instructions/Directions:** Rt. 26 South from Huntingdon, turn left onto Dogtown Road past the Entriken intersection. Continue on Dogtown Rd. and turn left when you hit Shy Beaver Road. In a short distance, turn right onto Timberlake Drive. Continue until you reach Candlemoss Drive. Property will be signed. For GPS, use 2269 Timberlake Drive (property will be directly across road).

**Public Comments:** MINUTES TO SHY BEAVER BOAT LAUNCH!! This buildable, 1/2 acre lot has public sewer available through Hopewell Township with a hook-up fee. Perfect for that cabin getaway! There is a \$400/yr. road maintenance fee and protective covenants with a 900 sq/ft. minimum. NO CAMPERS OR TRAILERS...

Information Herein Deemed Reliable but Not Guaranteed