

**MLS #: R2816848A (Active) List Price: \$399,900**

**3195 Circle S Lane James Creek, PA 16657**



**House Style:** 1 Story, 1-1/2 Story, Cabin  
**Bedrooms:** 2  
**Full Baths:** 1  
**Half Baths:** 1  
**3/4 Baths:** 1  
**Total Baths:** 2.00  
**Apx Year Built:** 1998  
**Above Grade SqFt:** 1280  
**Below Grade SqFt:** 600  
**Total SqFt:** 1280  
**Garage Stalls:**  
**Garage Type:** Detached

**Unit #:**  
**Area:** Seven Points  
**Region:** Penn  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 2.85  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 2012-645

**Tax ID:** TP#36-05-06.4

**Total Taxes:** 1756.32

**Tax Year:** 2023

**Special Assessment:**

**Assessed Value:** 23040

**Avg Utilities:**

**Association Fee:** 0.00

**Property Features:** Flat, Hot Tub, Pond, Wooded, On Private Road

**Amenities:** Eating Area In Kitchen, Hardwood Floors, Furnishings, Fireplace-Stone, Rec Room

**ElemSchl:** Southside Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Great Room		
Main	Full Bath		
Main	Bedroom		
Second	Loft		
Main	Sunroom		
Lower	3/4 Bath		
Main	Great Room	26x36	Finished Room in GARAGE perfect for extra guests, in laws
Main	1/2 Bath		in GARAGE
Lower	Family Room		

**Included:** most furnishings on site will convey with sale

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Mound Septic  
**Fuel Type:** Electric, Propane  
**Heating Type:** Baseboard, Propane Stove, Woodstove(s)  
**AC Type:** None  
**Electric System:**  
**Driveway:** Gravel

**Walkout Basement:**  
**Basement:** Full Basement Partially Finished  
**Exterior:** Wood Siding  
**Roof Type:** Metal  
**Window Type:**  
**# Fireplaces:** 2  
**Fireplace Type:** Gas-Fired

**Instructions/Directions:** From Huntingdon, follow Rt. 26S to Weller Road, turn right and follow to Redstone Ridge Rd, take right and then immediate left on Ore Mine Drive and follow to Hot Rod Lane, instead of turning right on Hot Rod lane, go straight and follow to gate marked with Circle S and turn left onto Circle S, follow road and at fork in road, bear right and follow to property

**Public Comments:** Private cabin retreat on nearly 3 acres of wooded ground features all glassed enclosed porch to view the natural beauty of the trees and pond. Take a step in the Great Room and let the stress of the day just melt away. First floor bedroom and bath, loft area with beds and basement area that can serve as an additional family room. PLUS the garage is finished into a large rec room with 1/2 bath, gas stove. Could easily be overflow for guests, in-laws or kids so they can have their privacy. Outdoor living with hot tub, flat area that was used as a volleyball court at one time AND the pond with a fire pit area where everyone can gather for their evening beverage and some S'mores! Truly a unique property very close to Seven Points and State Game Lands!

Information Herein Deemed Reliable but Not Guaranteed