

**MLS #: R2817954A (Active) List Price: \$254,900**

**2807 Chapel Hill Road Huntingdon, PA 16652**



**House Style:** 1 Story  
**Bedrooms:** 2  
**Full Baths:** 2  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 3.00  
**Apx Year Built:**  
**Above Grade SqFt:** 1121  
**Below Grade SqFt:** 1121  
**Total SqFt:** 1121  
**Garage Stalls:** 2.00  
**Garage Type:** Integral

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 5th Wd Hunt  
**County:** Huntingdon  
**Zoning:** Res Suburb  
**Flood Zone:** No  
**Apx Acreage:** 0.47  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** 713/465

**Tax ID:** 21-12D-258

**Total Taxes:** 3646.59

**Tax Year:** 2024

**Special Assessment:**

**Assessed Value:** 36320

**Avg Utilities:**

**Association Fee:** 150.00

**Property Features:** Year Round Access, Laundry Facilities, On Paved Road, On Public Road, Protective Covenants

**Amenities:** Ceiling Fan(s), Central Vacuum, Covered Porch, Deck, Eating Area In Kitchen

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Kitchen	10 x 12	Vinyl
Main	Dining	9 x 9	Carpet
Main	Living	12 x 18.5	Carpet - Ceiling Fan
Main	Master Bedroom	12 x 13	Carpet - 3/4 bath with sit down shower.
Main	Bedroom	10 x 11.5	Carpet
Main	Bedroom	10 x 11	Carpet
Main	Laundry		Vinyl
Basement	Family Room	20 x 21.5	Vinyl -- Could be converted to a bedroom.
Basement	1/2 Bath		Vinyl
Basement	Laundry	7.5 x 9.5	Vinyl
Basement		17 x 24	Unfinished workshop/storage area.

**Included:** Washer/Dryer; Refrigerator; range/oven; dishwasher; microwave, Storage Cabinets

**Not Included:**

**Water Type:** Public  
**Sewer Type:** Public Sewer  
**Fuel Type:** Electric, Oil  
**Heating Type:** Forced Air, Heat Pump, Hot Water  
**AC Type:** Central  
**Electric System:** 200 Amp Breakers  
**Driveway:** Black Top

**Walkout Basement:** Yes  
**Basement:** Full Basement Partially Finished  
**Exterior:** Vinyl Siding  
**Roof Type:** Shingle  
**Window Type:** Thermo Pane  
**# Fireplaces:** 0  
**Fireplace Type:** None

**Instructions/Directions:**

**Public Comments:** Single floor living in one of Huntingdon's finest neighborhoods. Situated on a large lot, this home provides efficient and convenient living close to Juniata College and HASD campuses. A finished portion of the lower level lends itself to a home office, playroom, media room or a 3rd bedroom. The unfinished portion of the lower level would be great space for a workshop or hobby room. The convenient rear deck provides views of the wooded landscape beyond where you can enjoy your morning coffee and watch the deer come into your yard.

Information Herein Deemed Reliable but Not Guaranteed