

MLS #: R2818079A (Active) List Price: \$239,900

14306 Oak Lane Huntingdon, PA 16652



House Style: 1-1/2 Story
Bedrooms: 3
Full Baths: 0
Half Baths: 0
3/4 Baths: 1
Total Baths: 1.00
Apx Year Built: 1987
Above Grade SqFt: 1052
Below Grade SqFt:
Total SqFt: 1052
Garage Stalls:
Garage Type: Detached, Off Street Parking

Unit #:
Area: Trough Creek
Region: Union
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 2.18
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 2021/4476

Tax ID: 50-07B-33

Total Taxes: 1792.39

Tax Year: 2024

Special Assessment:

Assessed Value: 26320

Avg Utilities:

Association Fee: 75.00

Property Features: Electric to Property, Semi-Wooded, Semi-Private, Protective Covenants

Amenities: Ceiling Fan(s), Deck, Eating Area In Kitchen, Mudroom

ElemSchl: Mt Union Elem

Jr/Midl: Mt Union JR/SR

HighSchl: Mt Union JR/SR

Level	Room	Size	Description
Main	Kitchen	11 X 23	Dining/Kitchen Combo, New LVP Flooring
Main	Living	12 X 13	Wood Stove. New LVP Flooring, Open Into Kitchen Area
Main	Bedroom	10 X 11	Carpet, Off Kitchen
Main	Bedroom	10 X 11	Carpet, Off Living Room
Main	Bedroom	23 x 11	Large Bunk Room or Main Bedroom
Main	Full Bath	9 x 5	Shower Stall, Covered Water Heater
Main	Loft	10 X 5	Great For Guests, Walk Up Ladder
Main	Utility Rm	12 X 7	Mud Room, Entrance Area, Closet

Included: Stove, Fridge, Stacked Washer/Dryer, Woodstove, Sheds

Not Included:

Water Type: Well
Sewer Type: Mound Septic, Septic System, Septic Tank
Fuel Type: Electric, Wood
Heating Type: Baseboard
AC Type: None
Electric System: 200 Amp Breakers
Driveway: Dirt

Walkout Basement:
Basement: Crawl
Exterior: Hardboard
Roof Type: Shingle
Window Type: Thermo Pane
Fireplaces:
Fireplace Type: Wood

Instructions/Directions: From Rt. 22 light near Top's Diner, take Rt. 829 south towards Cassville for 6.8 miles and turn right onto Happy Hills Rd. Continue 1 mile, bearing left at intersection until you reach Rustic Acres and turn right. Continue a short distance and turn right onto Oak Lane. Property at the end on left.

Public Comments: Bring the Family! This three bedroom cabin with an additional loft will accommodate a crowd! Large 2 acre lot with plenty of parking and boat storage. Two separate garages for the toys. Open kitchen/living/dining area with new LVP flooring. All bedrooms have new carpeting. Great deck space for those summer evenings. About 14 miles to Huntingdon for shopping and eateries. Close to all the amenities of Raystown Lake and Trough Creek State Park.

Information Herein Deemed Reliable but Not Guaranteed