

**MLS #: R2816566A (Active) List Price: \$149,900**

**1158 Dorman Road James Creek, PA 16657**



**House Style:** 1 Story, Mobile Home/LO  
**Bedrooms:** 3  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 1.00  
**Apx Year Built:** 2002  
**Above Grade SqFt:** 1014  
**Below Grade SqFt:**  
**Total SqFt:** 1014  
**Garage Stalls:** 0.00  
**Garage Type:** None

**Unit #:**  
**Area:** James Creek  
**Region:** Hopewell  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 0.48  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** Doublewide

**Legal Description:** DBV 883/441

**Tax ID:** 16-03-17.1

**Total Taxes:** 1828.64

**Tax Year:** 2023

**Special Assessment:** Homestead

**Assessed Value:** 22000

**Avg Utilities:**

**Association Fee:**

**Property Features:** Electric to Property, Rolling

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

**ElemSchl:** Tussey Mtn

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

| Level | Room      | Size    | Description  |
|-------|-----------|---------|--|
| Main  | Living    | 16 x 16 | Laminate Flooring  |
| Main  | Kitchen   | 17 x 9  | Combined w/Dining, Linoleum Flooring   |
| Main  | Bedroom   | 9 x 13  | Carpet, Closet   |
| Main  | Bedroom   | 13 x 13 | Carpet, Closet   |
| Main  | Bedroom   | 10 x 13 | Carpet, Closet   |
| Main  | Full Bath | 9 x 5   | Linoleum   |
| Main  | Laundry   | 6 x 9   | Washer & Dryer Hook Ups, Furnace and Utilities                                   |
| Lower |           | 38 x 25 | Plumbing for second bath. Unfinished with door to outside. No steps to upstairs. |
|       |           |         |  |
|       |           |         |  |
|       |           |         |  |

**Included:** Anything left - Fridge, Stove

**Not Included:**

**Water Type:** Well

**Sewer Type:** Septic System, Septic Tank

**Fuel Type:** Oil

**Heating Type:** Forced Air

**AC Type:** Mini Heat Pump

**Electric System:** 100 Amp Fuse

**Driveway:** Gravel

**Walkout Basement:**

**Basement:** Full Basement Unfinished

**Exterior:** Vinyl Siding

**Roof Type:** Shingle

**Window Type:** Single Pane with Storm

**# Fireplaces:**

**Fireplace Type:** None

**Instructions/Directions:** About 20 miles from Huntingdon Walmart on Rt. 26 South to Russellville. Right turn onto Dorman Road and first left into the alley to the property. 814-251-1108

**Public Comments:** Excellent location for Raystown Lake activities! Close to Shy Beaver Boat launch and minutes to James Creek, Tatman Run and Lake Raystown Resort. 3 Bed, 1 full bath with an unfinished lower level with VRBO potential.

Information Herein Deemed Reliable but Not Guaranteed