

MLS #: R2817971P (Pending) List Price: \$249,900

2420 S Blair Avenue Huntingdon, PA 16652



House Style: Bi-Level
Bedrooms: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2.00
Apx Year Built: 1989
Above Grade SqFt: 1328
Below Grade SqFt: 1328
Total SqFt: 1328
Garage Stalls: 2.00
Garage Type: Attached

Unit #:
Area: Huntingdon Area
Region: 5th Wd Hunt
County: Huntingdon
Zoning: Res Suburb
Flood Zone: No
Apx Acreage: 0.26
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: 2023/1472

Tax ID: TPN 21-08-32.35

Total Taxes: 3566.27

Tax Year: 2024

Special Assessment:

Assessed Value: 35520

Avg Utilities:

Association Fee: 0.00

Property Features: Cable to Property, Cul-de-Sac, Electric to Property, On Paved Road

Amenities: Ceiling Fan(s), Covered Porch, Deck, Eating Area In Kitchen, Whole House Fan

ElemSchl:

Jr/Midl:

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Living	14 x 18	Carpet, Large Window
Main	Kitchen	12 x 13	Open to Dining Room; Laminate Floor
Main	Dining	11 x 13	Open to Kitchen space. Laminate Floor
Main	Master Bedroom	14 x 14	Carpet - Large walk in closet. Closet could be converted to a Master Bath without difficulty.
Main	Bedroom	10 x 11	Carpet
Main	Bedroom	10 x 10	Carpet
Main	Full Bath	7 x 8	Laminate
Lower	Family Room	17 x 24	Set up for woodstove - Laminate
Lower	Laundry	7 x 9	Laminate
Lower	3/4 Bath	9 x 12	Laminate
Lower		21 x 25	"L" Shaped unfinished area. Could easily put in a 4th bedroom.

Included:

Not Included:

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Electric
Heating Type: Baseboard
AC Type: None
Electric System: 200 Amp Breakers
Driveway: Concrete, Gravel

Walkout Basement: Yes
Basement: Full Basement Partially Finished
Exterior: Stone, Vinyl Siding
Roof Type: Metal
Window Type: Thermo Pane
Fireplaces:
Fireplace Type: None

Instructions/Directions: For GPS users, there was an address change for this property a few years back. Older GPS units may not have picked up the change. If S. Blair does not work, try dropping the "S" and going only with Blair.

Public Comments: Newly renovated from top to bottom. New metal roof, kitchen, baths, flooring etc. Located on a dead end street within easy walking distance to Huntingdon Area High School, Middle School, Standing Stone Elementary and Juniata College. Quiet residential neighborhood with minimal traffic flow in the area.. A nice lower level family room to include space for a wood burning stove. The lower level also contains a 3/4 bath w/shower. Also an unfinish section of basement that can easily be transformed into whatever space you might be looking for. A substantial, attached 2 car garage (23' x 25") provides not only room for vehicles but also storage as well.

Information Herein Deemed Reliable but Not Guaranteed