

**MLS #: R2818104A (Active) List Price: \$499,900**

**12945 Lakeland Drive Hesston, PA 16647**



**House Style:** 1 Story, 1-1/2 Story, 2 Story  
**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 3.00  
**Apx Year Built:** 2005  
**Above Grade SqFt:** 2553  
**Below Grade SqFt:** 1500  
**Total SqFt:** 2553  
**Garage Stalls:** 2.00  
**Garage Type:** Attached

**Unit #:**  
**Area:** Seven Points  
**Region:** Penn  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 1  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 2023-1973

**Tax ID:** TP#36-07D-34

**Total Taxes:** 4096.47

**Tax Year:** 2024

**Special Assessment:**

**Assessed Value:** 50640

**Avg Utilities:**

**Association Fee:** 600.00

**Property Features:** Deed Restrictions, Rolling, Shed, Semi-Wooded, On Paved Road, On Private Road, Protective Covenants

**Amenities:** Attic Storage, Covered Porch, Eating Area In Kitchen, Exercise Room, Hardwood Floors, Patio, Porch, Security System, Fireplace-Stone, Breakfast Nook, Foyer, Master Bath, Mudroom, Office, Rec Room

**ElemSchl:** Southside Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Kitchen	12x12	Hardwood flrs
Main	Kitchen	15x 15	breakfast nook with view over back yard.
Main	Living	25x14	hardwood flrs ,fireplace
Main	Master Bedroom	14x15 +	hardwood flrs
Main	Full Bath	15x13	tiled floors,
Main	1/2 Bath		
Main	Den	13x12	wwc, with large picture window overlooking front yard
Second	Bedroom	13x11	
Second	Bedroom	19x 8, 9x9	
Second	Bedroom	12x11	
Second	Full Bath		Jack and Jill bath.
Lower	Family Room	26x26 and 13	exit door to bilco's
Lower	Den	12x13	being used as a gym
Main	Laundry	13x8	

**Included:** refrigerator, microwave, cooktop, washer, dryer, tractor, pool table and ping pong table

**Not Included:**

**Water Type:** Well

**Sewer Type:** Mound Septic, Septic System

**Fuel Type:** Combination, Electric, Heat Pump

**Heating Type:** Forced Air, Heat Pump

**AC Type:** Central

**Electric System:**

**Driveway:** Black Top

**Walkout Basement:**

**Basement:** Full Basement Finished

**Exterior:** Vinyl Siding

**Roof Type:** Shingle

**Window Type:** Thermo Pane

**# Fireplaces:** 1

**Fireplace Type:** Gas-Fired

**Instructions/Directions:** 24 hour notice to show

**Public Comments:** This cape cod beauty is a gem tucked in to the woods and just minutes from Seven Points Recreation! Features include hardwood floors, newly refreshed kitchen with the most wonderful dining/breakfast nook that overlooks the woods with all kinds of natural light. Roomy living room with gas fireplace, 1st floor master suite w/ large bath that includes a jacuzzi tub and shower. Den on first floor makes a great work-from-home space. Meander upstairs to the second level and find 2 bedrooms that share a jack-n-jill bathroom plus a bonus room that could be a 4th BR or a convenient sitting room for a more private room. Lower level features huge family room and additional BR/Den. 2 car garage (24 x 28,) and paved driveway. Additional lot is available for purchase with home

Information Herein Deemed Reliable but Not Guaranteed