MLS #: R2820617A (Active) List Price: $379,900 **17706 Hemlock Ridge Road Broad Top, PA 16621**

House Style: Cabin
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Total Baths: 2.00
Apx Year Built: 1992
Above Grade SqFt: 1705
Below Grade SqFt: 0
Total SqFt: 1705
 # Garage Spaces:
Parking: Off Street

Unit #:
Area: Trough Creek
Region: Todd
County: Huntingdon
Zoning: Other
Flood Zone: No
Apx Acreage: 2.02
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: DBV 268/884
Tax ID: 49-11-07.11 **Total Taxes:** 2204.68 **Tax Year:** 2026
Special Assessment: **Assessed Value:** 26240 **Avg Utilities:** **Association Fee:**

Property Features: Electric to Property, Mountain View, On Private Road, Protective Covenants, Semi-Private, Semi-Wooded, Shed(s), Year Round Access
Amenities: Eat-In Kitchen, Skylights

ElemSchl: Tussey Mtn **Jr/Midl:** Tussey Mtn **HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Living Room	14 x 30	Woodstove w/Stone Wall, Carpet
Main	Dining Room	10 x 7	Carpet
Main	Kitchen	15 x 12	4 Chair Eat-In Counter, Linoleum floor
Main	Bedroom	13 x 15	2 Beds, Carpet
Main	3/4 Bath	9 x 9	Shower Stall, Stacked Washer/Dryer, Water Heater & Pressure Tank in Closet
Main	Utility Room	5 x 11	200 Amp Box, Door to Outside, Unfinished Floor
Second	Loft	13 x 18	Open Bedroom w/3 Beds, Carpet, Storage, Mini-Split
Second	Loft	8 x 10	Open, Overlooking Living Room
Second	Loft	15 x 13	Open Bedroom w/3 Beds, Carpet
Second	Full Bath	9 x 10	Full Shower & Bath Combo

Included: Washer/Dryer, Stove, Fridge, Microwave
Not Included: Personal Items

Water Type: Well
Sewer Type: Mound Septic, Septic System, Septic Tank
Heating Type: Baseboard, Electric, Wood Stove
AC Type: Split AC Unit(s)
Electric System: 200+ Amp Service
Driveway: Dirt

Walkout Basement:
Basement: Crawl Space
Exterior: Log
Roof Type: Shingle
Window Type: Thermo Pane
 # Fireplaces:
Fireplace Type: See Remarks, Other

Instructions/Directions: Rt. 26 South to the Entriken intersection. Turn onto 994 E and travel 8.1 miles. Turn left onto Grange Hall Road for .7 mile. Turn left onto Hemlock Ridge Road for .7 mile. Property will be on your left. Look for signs.

Public Comments: Only a privately owned hillside separates this property from Trough Creek and over 3000 acres of STATE FOREST. Sit on the back deck of your LOG CABIN and listen to the rippling waters of Trough Creek. Natural log and T&G inside. One downstairs bedroom and two loft bedrooms upstairs currently has 8 beds. Open concept main level has a sit down kitchen counter with plenty of cabinet space, a big living area w/woodstove and a dining area. Large two acre lot has room for that 'extra' building if needed. Now, location - 13 minutes to Lake Raystown Resort & Trough Creek State Park, 35 minutes to Huntingdon for shopping, even closer to Saxton & Cassville. Plenty of nearby trails, boat launches and attractions. Measurements are approximate. Email listing agent for details.

Information Herein Deemed Reliable but Not Guaranteed