MLS #: R2820568A (Active) List Price: $419,900 **8825 Riverview Heights Road Huntingdon, PA 16652**

House Style: Bi-Level, Raised Ranch
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 1
Total Baths: 2.00
Apx Year Built: 1994
Above Grade SqFt: 1529
Below Grade SqFt: 400
Total SqFt: 1929
 # Garage Spaces: 2.00
Parking: Integral, Off Street

Unit #:
Area: Huntingdon Area
Region: Juniata
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 1.29
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 346-475
Tax ID: 23-07-04.16 **Total Taxes:** 3395.27 **Tax Year:** 2025
Special Assessment: **Assessed Value:** 40080 **Avg Utilities:** **Association Fee:**
Property Features: ADJ Federal Land, Deed Restrictions, Mountain View, On Public Road, Year Round Access
Amenities: Eat-In Kitchen
ElemSchl: **Jr/Midl:** Middle School **HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Kitchen	12x23	Kit/Dining combo
Main	Family Room	24x28	
Main	Bedroom	13x12	
Main	Bedroom	10x10	
Main	Full Bath		
Lower	Bedroom	10x12	
Lower	3/4 Bath	12x7	also has laundry area

Included:
Not Included:

Water Type: Well
Sewer Type: Septic System
Heating Type: Baseboard, Coal
AC Type: None
Electric System:
Driveway: Gravel

Walkout Basement: Yes
Basement: Partially Finished
Exterior: Vinyl Siding
Roof Type: Metal
Window Type:
 # Fireplaces: 0
Fireplace Type: None

Instructions/Directions: short notice showings may be okay, but call first as owner is sometimes there

Public Comments: Enjoy the best of country living with the convenience of being just minutes from town! Ideally located near the Raystown Dam and Spillway and bordering federal ground, this well-maintained 3-BR, 2-bath home offers the perfect blend of comfort, recreation, and natural beauty. Pride of ownership is evident throughout, with attention to detail and thoughtful upkeep making this property truly move-in ready. The spacious floor plan features a large kitchen with dining area, ideal for everyday living and entertaining, while the huge family room showcases beautiful tongue-and-groove wood accents that create a warm, inviting atmosphere. The lower level offers additional space that could easily be finished into a fourth bedroom, recreation room, home office, or expanded family room to meet your needs. Step outside and enjoy the peaceful surroundings from the beautiful covered deck with scenic nature views, or host gatherings on the patio and around the above-ground pool with its spacious deck. A large garage provides ample room for vehicles, tools, and outdoor equipment. For added efficiency and savings, the home also features an alternate coal heating system, offering an economical option during the colder months. Located on a township-maintained road and surrounded by the beauty of the countryside, yet just a short drive from town conveniences, this exceptional property is perfect as a full-time residence, weekend retreat, or basecamp for enjoying all that the Raystown Lake region has to offer.

Information Herein Deemed Reliable but Not Guaranteed