

**MLS #: R2820469A (Active) List Price: \$389,900**

**18982 Little Valley Rd Saxton, PA 16678**



**House Style:** 1 Story  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2.00  
**Apx Year Built:** 2015  
**Above Grade SqFt:** 1350  
**Below Grade SqFt:** 0  
**Total SqFt:** 1350  
**Garage Stalls:**  
**Garage Type:** None

**Unit #:**  
**Area:** Trough Creek  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:**  
**Flood Zone:**  
**Apx Acreage:** 3.02  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** TP#49-09-16.12 DBV 988/795

**Tax ID:** TP#49-09-16.12

**Total Taxes:** 3495.23

**Tax Year:**

**Special Assessment:**

**Assessed Value:**

**Avg Utilities:**

**Association Fee:**

**Property Features:** ADJ Game Land, Semi-Wooded

**Amenities:** Covered Porch, Eating Area In Kitchen, Hardwood Floors, Porch, Walk-In Closet(s)

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Bedroom	11'11x9'9"	
Main	Bedroom	11'2x13'6"	
Main	Laundry	9'2"x8'1"	
Main	Full Bath	9'2"x5'1"	
Main	Living	25'1"x13'4"	
Main	Master Bedroom	11'8"13'2"	
Main	Full Bath	8'6"x13'8"	
Main	Kitchen	11'9"x13'10"	
Main	Dining	7'9"x13'10"	

**Included:** Most items will convey with the property, please reach out to listing agent to discuss.

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Holding Tank  
**Fuel Type:** Electric  
**Heating Type:** Baseboard  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Gravel

**Walkout Basement:**  
**Basement:** Crawl  
**Exterior:** Vinyl Siding  
**Roof Type:** Metal  
**Window Type:**  
**# Fireplaces:** 1  
**Fireplace Type:** Gas-Fired

**Instructions/Directions:** Turn left onto 994/Old Plank Rd, then take a right onto Little Valley Rd. Destination will be on your right

**Public Comments:** Step into this well-maintained 3-bedroom, 2-bath home situated on over three acres and bordering PA State Gamelands. Built in 2010, this home features beautiful granite countertops, a cozy fireplace, and a bright sunporch perfect for enjoying warm summer days. This home features a delightful master suite with a walk-in closet. Don't miss your opportunity to see this property that offers both comfort and privacy. The home also features a generator hook up option. Conveniently located near Trough Creek State Park and less than 10 minutes from Tatman Run Boat Launch and Raystown Resort. This home also has handmade wood Rustic Furniture pieces and other items that will be conveying with the property making it an easy move in!

Information Herein Deemed Reliable but Not Guaranteed