**MLS #: R2820525A (Active) List Price: $89,900** **17967 Bear Hollow Road Cassville, PA 16623**

**House Style:** Cabin
**Bedrooms:** 1
**Full Baths:** 0
**Half Baths:** 1
**3/4 Baths:** 0
**Total Baths:** 1.00
**Apx Year Built:** 1979
**Above Grade SqFt:** 288
**Below Grade SqFt:** 0
**Total SqFt:** 288
**# Garage Spaces:**
**Parking:** None

**Unit #:**
**Area:** Trough Creek
**Region:** Cass
**County:** Huntingdon
**Zoning:** Other
**Flood Zone:** No
**Apx Acreage:** 4
**Frontage Feet:**
**Depth Feet:**
**Mobile/Mfg Home:** None

**Legal Description:** DBV 2017/892
**Tax ID:** 07-10B-40 **Total Taxes:** 427.49 **Tax Year:** 2026
**Special Assessment:** **Assessed Value:** 5840 **Avg Utilities:** **Association Fee:**
**Property Features:** On Private Road, Protective Covenants, Semi-Private, Shed(s)
**Amenities:** Eat-In Kitchen, Furnishings
**ElemSchl:** **Jr/Midl:** Southern JR/SR **HighSchl:** Southern JR/SR

| Level | Room | Size | Description |
|---|---|---|---|
| Main | Family Room | 11.5 x 23.5 | Kitchen, Living, Murphy Bed, Eating area- one open room |
| Main | 1/2 Bath | | Enclosed Room w/Electric Bag Toilet |

**Included:** Heater, Air Conditioner, Murphy Bed, Small Fridge, Rechargeable-Recycling Toilet
**Not Included:**

**Water Type:** None
**Sewer Type:** None, Perc Test Required
**Heating Type:** Electric, Space Heater
**AC Type:** Wall Unit(s)
**Electric System:** 200+ Amp Service
**Driveway:** Dirt

**Walkout Basement:**
**Basement:** Pillar/Post/Pier
**Exterior:** Vinyl Siding
**Roof Type:** Metal
**Window Type:** Thermo Pane
**# Fireplaces:**
**Fireplace Type:** None

**Instructions/Directions:** From Cassville. take Seminary Street/Cooks Road 2.2 miles and turn left onto Jacobs Road. Go a bit and turn left onto Rocky Ridge Road and the turn left onto Bear Hollow Road. Turn right at the bottom. Property will be at the end of the lane.

**Public Comments:** PRICE ENHANCEMENT! Want to get away? This is it! 4 wooded acres with an updated cabin and quiet outdoor deck space. Yes, it has electricity. The one room cabin has a fold down Murphy bed that frees up the room during the day. Kitchen, living and eating area. Bathroom has a Barn Door for privacy. Unique, recharging, recycling, odor-free toilet uses a bag system for waste. No well or septic but plenty of land to install and expand. A short distance to Cassville for groceries and supplies. 20 or so minutes and you are at Tatman Run Boat Launch or Raystown Resort. 25 minutes and you are in Huntingdon for all the stores.

Information Herein Deemed Reliable but Not Guaranteed