

**MLS #: R2816798U (Pending Continue to Show) List Price: \$119,900**

**14710 Happy Hills Rs Huntingdon, PA 16652**



**House Style:** 1 Story, Raised Ranch  
**Bedrooms:** 1  
**Full Baths:** 1  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 1.00  
**Apx Year Built:** 1980  
**Above Grade SqFt:** 650  
**Below Grade SqFt:**  
**Total SqFt:** 650  
**Garage Stalls:** 1.00  
**Garage Type:** Detached

**Unit #:**  
**Area:** Trough Creek  
**Region:** Union  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No  
**Apx Acreage:** 1.21  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:**

Tax ID: TP#50-08-25.1	Total Taxes: 1540.32	Tax Year: 2023
Special Assessment:	Assessed Value: 24000	Avg Utilities:
Property Features: Rolling		Association Fee:
Amenities: Deck		
ElemSchl:	Jr/Midl: Mt Union JR/SR	HighSchl: Mt Union JR/SR

Level	Room	Size	Description
Main	Great Room	23x19	
Main	Bedroom	12x12	
Main	Full Bath		
Lower	Family Room		

**Included:**

**Not Included:**

<b>Water Type:</b> Well	<b>Walkout Basement:</b> Yes
<b>Sewer Type:</b> Holding Tank	<b>Basement:</b> Full Basement Partially Finished
<b>Fuel Type:</b> Electric, Wood	<b>Exterior:</b> Wood Siding
<b>Heating Type:</b> Baseboard	<b>Roof Type:</b> Shingle
<b>AC Type:</b> None	<b>Window Type:</b>
<b>Electric System:</b>	<b># Fireplaces:</b> 0
<b>Driveway:</b> Gravel	<b>Fireplace Type:</b> Other/See Remarks

**Instructions/Directions:** Short notice showings are okay

**Public Comments:** Quaint cabin on 1+ acre near recreation and State Forest ready and waiting for you to come enjoy! Large Great Room that opens to kitchen, nice deck and detached garage that can hold all the toys! Partially finished basement needs some TLC but could make a nice family room. Property is served by a newly installed and permitted holding tank Reach out for your personal showing 8145996918

Information Herein Deemed Reliable but Not Guaranteed