

**MLS #: R2818022P (Pending) List Price: \$229,000**

**2304 Shadyside Avenue Huntingdon, PA 16652**



**House Style:** Split Level  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2.00  
**Apx Year Built:** 1962  
**Above Grade SqFt:** 1024  
**Below Grade SqFt:** 988  
**Total SqFt:** 2012  
**Garage Stalls:** 1.00  
**Garage Type:** Attached

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 5th Wd Hunt  
**County:** Huntingdon  
**Zoning:** Residential  
**Flood Zone:** A  
**Apx Acreage:** 0.25  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** TP# :21-04-50 DBV: 2023/0502

**Tax ID:** 21-04-50

**Total Taxes:** 2795.19

**Tax Year:** 2024

**Special Assessment:**

**Assessed Value:** 27840

**Avg Utilities:**

**Association Fee:**

**Property Features:** Shed

**Amenities:** Covered Porch, Garage Door Opener(s), Hardwood Floors, Porch, Sump Pump

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Basement	Den	19'2"x12'8"	
Basement	Full Bath	3'11"x8'5"	
Basement	Office	12'8"x12'2"	
Basement	Laundry	8'2"x8'6"	
Main	Family Room	26'2x16'7"	
Main	Kitchen	9'10"10	
Main	Full Bath	10'1"x4'10"	
Main	Bedroom	12'7"x10"	
Main	Bedroom	9'3"x12'5"	
Main	Bedroom	9'7"x13'2"	

**Included:** microwave,dishwasher,washer,dryer,fridge,stove,snowplow,lawnmower, TV, bookshelf

**Not Included:**

**Water Type:** Public  
**Sewer Type:** Public Sewer  
**Fuel Type:** Oil  
**Heating Type:** Baseboard, Hot Water  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Black Top

**Walkout Basement:**  
**Basement:** Partial Basement Finished  
**Exterior:** Aluminum Siding  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:**  
**Fireplace Type:** None

**Instructions/Directions:** Follow Moore Street North to 12th Street, right onto 12th Street, left onto Warm Springs Avenue, left onto 23rd Street, right onto Shadyside, home is on the left

**Public Comments:** Come explore this well maintained 3-bedroom, 2-bathroom split-level home, ideally located near Huntingdon High, Middle, and Standing Stone Elementary Schools. Just a short walk from the Juniata College campus, this home offers both convenience and charm. The hardwood floors have been newly refinished throughout the upstairs. Fresh paint has also been applied to the bedrooms and living spaces, giving the home a bright, updated feel. Newer windows have also been installed throughout the home. The lower level is finished with a family room and office space large enough to use as a guest room. Enjoy peaceful outdoor living with a screened-in porch in the back, perfect for relaxing after a long day. Don't miss out on this wonderful home! Home also includes a home warranty!

Information Herein Deemed Reliable but Not Guaranteed