

**MLS #: R2816837A (Active) List Price: \$659,900**

**206 Winterberry Lane James Creek, PA 16657**



**House Style:** 2 Story  
**Bedrooms:** 4  
**Full Baths:** 4  
**Half Baths:** 1  
**3/4 Baths:** 0  
**Total Baths:** 5.00  
**Apx Year Built:** 2009  
**Above Grade SqFt:** 3452  
**Below Grade SqFt:** 456  
**Total SqFt:** 3908  
**Garage Stalls:** 3.00  
**Garage Type:** Attached

**Unit #:**  
**Area:** James Creek  
**Region:** Liberty  
**County:** Bedford  
**Zoning:** None  
**Flood Zone:**  
**Apx Acreage:** 1.66  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 1454-0898

**Tax ID:** H.03-0.00-101

**Total Taxes:** 3896.86

**Tax Year:** 2023

**Special Assessment:**

**Assessed Value:** 254300

**Avg Utilities:** 0.00

**Association Fee:**

**Property Features:** Flat, Rolling, Year Round Access, Semi-Wooded, On Paved Road, Protective Covenants

**Amenities:** Brick Accent, Covered Porch, Eating Area In Kitchen, Exercise Room, Garage Door Opener(s), Handicap Access, Hardwood Floors, Pantry, Patio, Walk-in Closet, Wet Bar, Breakfast Nook, Fireplace-Brick, Foyer, Master Bath, Mudroom, Office

**ElemSchl:**

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Kitchen	13x17	custom kitchen with plenty of storage
Main	Kitchen	10x13	breakfast nook
Main	Laundry	8x9	mud room with storage
Main	Dining	12x14	
Main	Living	21x16	brick fireplace, built in bookcases, vaulted ceilings
Main	Master Bedroom	16x16	hardwood floors
Main	Master Bedroom	12x12	large room off of master could be office, nursery etc
Main	Full Bath		double vanity, shower, tub, Walk in Closet
Main	1/2 Bath		
Second	Bedroom	12x15	BR is L shaped with add. 12x14 area and private bath
Second	Bedroom	12x15	BR is L shaped with add 12x14 area and private bath
Second	Full Bath		
Second	Full Bath		
Second	Family Room		bonus room above garage; has full bath, murphy bed

**Included:**

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Mound Septic  
**Fuel Type:** Electric, Oil  
**Heating Type:** Baseboard  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Black Top

**Walkout Basement:**  
**Basement:** Full Basement Partially Finished  
**Exterior:** Brick, Vinyl Siding  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:** 2  
**Fireplace Type:** Gas-Fired

**Instructions/Directions:** Follow Rt. 26S to base of Martinsburg Mountain (Rt. 164), turn right and follow a very short distance and turn left onto Winterberry Lane, follow Winterberry Lane to home on right.

**Public Comments:** This house has it all! Lots of space w/ high end finishes inside, awesome outdoor space w/ hardscaped patio and fireplace. Features include hardwood floors, roomy kitchen with island bar and separate breakfast nook area, formal dining area off of the stately foyer, beautiful LR with loads of windows for natural light and to view the outdoor beauty of the private backyard, 1st floor Ensuite with exquisite bath & a separate office space. Upstairs features 2 ensuite bedrooms- each w/ sleeping & living area to afford privacy. In addition there is a spacious downstairs that features a wine cellar room and exercise room plus lots of storage. And last but not least is the fantastic family room w/ bath above the garage that can be an in-law suite, private office or rental. This is a must see!

Information Herein Deemed Reliable but Not Guaranteed