MLS #: R2820562A (Active) List Price: $399,900 **17046 Shaw Lane James Creek, PA 16657**

House Style: Raised Ranch, Cabin
Bedrooms: 2
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built:
Above Grade SqFt: 1000
Below Grade SqFt: 150
Total SqFt: 1150
 # Garage Spaces:
Parking: Detached

Unit #:
Area: James Creek
Region: Hopewell
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 18.44
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: DBV 190-389 and 365-446
Tax ID: TP#16-03-06.7/16-03-23.11 **Total Taxes:** 1777.16 **Tax Year:** 2025
Special Assessment: **Assessed Value:** 20720 **Avg Utilities:** **Association Fee:**
Property Features: Mountain View, On Private Road
Amenities: Eat-In Kitchen
ElemSchl: **Jr/Midl:** Tussey Mtn **HighSchl:** Tussey Mtn

Level	Room	Size	Description
Main	Great Room	25x12	
Main	Full Bath	7x7	
Main	Bedroom	8x9	
Main	Bedroom	8x12	
Lower	Kitchen		
Main	Laundry	5x5	

Included: most furnishings will convey
Not Included:

Water Type: Well
Sewer Type: Septic System
Heating Type: Baseboard
AC Type: None
Electric System:
Driveway: Dirt, Gravel

Walkout Basement: Yes
Basement: Partially Finished
Exterior: Wood Siding
Roof Type: Shingle
Window Type:
 # Fireplaces: 0
Fireplace Type: None

Instructions/Directions: Short notice showings should be okay. Call office for lockbox code

Public Comments: Escape to the peace and privacy of this charming raised ranch cabin nestled on 18+ wooded acres with rolling terrain and abundant natural beauty. Tucked away in a private setting, this 2-BR retreat offers the perfect blend of comfort and outdoor adventure. The cozy Great Room creates a warm and inviting atmosphere, while the large spacious deck provides the ideal place to relax, entertain, and take in the surrounding views of nature. Outdoor enthusiasts will appreciate the large parking area and detached building perfect for storing boats, recreational vehicles, and outdoor gear. Conveniently located just a short distance from Federal Ground and the Shy Beaver Boat Launch at Raystown Lake, this property is ideal as a private getaway, hunting camp, vacation rental opportunity, or year-round residence.

Information Herein Deemed Reliable but Not Guaranteed