



HOUSE STYLE: 1-1/2 Story
BEDROOMS: 5
FULL BATHS: 1
HALF BATHS: 0
3/4 BATHS: 2
TOTAL BATHS: 3
APX YEAR BUILT: 2004
ABOVE GRADE SQFT: 0
BELOW GRADE SQFT: 0
TOTAL SQFT: 3164
GARAGE STALLS: 0
GARAGE TYPE: Other/See Remarks

UNIT #:
AREA: James Creek
REGION: Hopewell
COUNTY: Huntingdon
ZONING: None
FLOOD ZONE: No
APX ACREAGE: 10.15
FRONTAGE FEET:
DEPTH FEET:
MOBILE/MFG HOME:

LEGAL DESCRIPTION: Part of DBV 889/042

TAX ID: 16-03-50.19

TOTAL TAXES: 0

TAX YEAR: 0

SPECIAL ASSESSMENT:

ASSESSED VALUE: 0

AVG UTILITIES:

ASSOCIATION FEE: 0

PROPERTY FEATURES: ADJ Open Space, Mountain View, Semi-Wooded, Lake View, Laundry Facilities, Protective Covenants

AMENITIES: Ceiling Fan(s), Ceramic Tile Floors, Deck, Hardwood Floors, Pantry, Patio, Walk-in Closet, Water Softener Owned, Fireplace-Stone, Foyer, Loft, Master Bath, Rec Lighting

ELEMSCHL:

JR/MIDL: Tussey Mtn

HIGHSCHL: Tussey Mtn

Level:	Room:	Size:	Description:
Main	Living	14x27	Oak fir, stone fireplace - stone to vaulted ceiling, T&G pine on walls, sliding doors to deck
Main	Dining	9x13	Vinyl floor, open to LR w/fireplace, great views out large windows
Main	Kitchen	9x13	Vinyl, pantry
Main	Bedroom	11x13	horizontal T&G pine, carpet, closet
Main	Bedroom	11x14	vertical T&G pine, carpet, closet
Main	Full Bath	9x8	ceramic tile, oak vanity
2nd	Loft	12x14	carpet, open view of stone fireplace
2nd	Master Bedroom	11x22	balcony w/lake view, jetted tub, T&G pine on walls, WIC
2nd	3/4 Bath	5x14	Ceramic tile, shower
Bsmt	Family Room	20x25	Stone fireplace, diagonal T&G pine on walls, carpet, nice oak staircase
Bsmt	3/4 Bath	7x8	ceramic tile
Bsmt	Bedroom	12x12	carpet, WIC
Bsmt	Bedroom	8x12	vinyl

INCLUDED:

NOT INCLUDED:

WATER TYPE: Private Well

SEWER TYPE: Septic

FUEL TYPE: Oil, Wood

HEATING TYPE: Forced Air

AC TYPE: Central

ELECTRIC SYSTEM: 200 Amp Breakers

DRIVEWAY: Gravel

WALKOUT BASEMENT: No

BASEMENT: Full Basement Finished

EXTERIOR: Cedar

ROOF TYPE: Metal

WINDOW TYPE: Thermo Pane

FIREPLACES: 2

FIREPLACE TYPE: Wood

MOBILE HOME: No

MOBILE/MFG HOME TITLE #:

DEEDED:

TITLED:

MOBILE/MFG HOME SERIAL #:

MOBILE/MFG MAKE:

MOBILE/MFG HOME MODEL:

MODEL/MAKE YEAR:

MODEL/MAKE SIZE:

LOT OWNERSHIP:

LOT RENT:

TIE DOWN:

MUST BE MOVED:

INSTRUCTIONS/DIRECTIONS: From intersection of Rt. 26 & Shy Beaver Road take Shy Beaver Road, turn right onto Lower Ridge Road, turn left onto Upper Ridge Road, subject on left side approx. 1/2 mile.

PUBLIC COMMENTS: Fabulous Chalet overlooking Lake Raystown. This 5 bedroom, 3 bath home has views of the lake in each season. You can relax beside the 2 stone fireplaces, soak in the Jacuzzi tub, or lounge on the u-shape deck or patio. Property borders the Corps of Engineers land, so you can hike to your hearts content. Full finished basement adds to living area and there is a huge master suite on the second floor. Property is rented seasonally, so there is an income stream if the new owners want it. There is a neighboring garage available for potential purchase also, to store boats and water toys. (40x40 Garage on Lot C-2 can be purchased with house at a total price of \$403,900).