

MLS #: R2814322A (Active) List Price: \$89,900

16390 Hill Valley Road Mt. Union, PA 17066



House Style: 1-1/2 Story
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1
Apx Year Built: 1956
Above Grade SqFt: 800
Below Grade SqFt:
Total SqFt: 800
Garage Stalls: 3.00
Garage Type: Carport, Detached

Unit #:
Area: Mt Union/Mapl
Region: Shirley
County: Huntingdon
Zoning:
Flood Zone: No
Apx Acreage: 1.4
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description:

Tax ID: 42-15-23

Total Taxes: 599.85

Tax Year: 2017

Special Assessment:

Assessed Value: 9520

Avg Utilities:

Association Fee:

Property Features: ABV Ground Pool, Electric to Property, Fenced, Flat, Shed, Mountain View, Year Round Access, Laundry Facilities, On Public Road

Amenities: Covered Porch, Covered Patio, Eating Area In Kitchen, Garden, Porch, Workshop, Loft, Mudroom

ElemSchl: Shirley Elem

Jr/Midl: Mt Union JR/SR

HighSchl: Mt Union JR/SR

Level	Room	Size	Description
Main	Kitchen	11'4"x9'1"	Vinyl flooring, brick accent, stainless appliances convey
Main	Dining	10'x9'1"	Vinyl flooring, brick accent
Main	Living	15'8"x9'2"	Carpet
Main	Full Bath	6'x5'9"	Vinyl flooring
Main	Laundry	9'7"x8'11"	Vinyl flooring, custom storage shelves and racks
Main	Master Bedroom	8'8"x8'6"	Carpet
2nd	Loft	12'x6'8"	Carpet
2nd	Bedroom	11'9"x7'6"	Carpet
2nd	Bedroom	15'3"x8'4"	Carpet

Included: Kitchen appliances (to include stainless steel refrigerator), swingset, pool, trampoline, W/D neg.

Not Included:

Water Type: Public
Sewer Type: Private Sewer
Fuel Type: Heat Pump
Heating Type: Mini Heat Pump
AC Type: Mini Heat Pump
Electric System: 200 Amp Breakers
Driveway: Gravel

Walkout Basement: No
Basement: Full Basement Unfinished
Exterior: Vinyl Siding
Roof Type: Metal
Window Type: Thermo Pane
Fireplaces:
Fireplace Type: None

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: Take Rt. 747 S. from Mount Union (Hill Valley Rd.) approx. 4 miles. House is on right.

Public Comments: Enjoy country living or vacationing in this quaint, move-in ready cottage on 1.4 acres w/in walking distance of gamelands and hiking/4-wheeler trails. New roof, windows and ductless heat pump. 3-bay carport and garden shed for all your toys. New white picket fence, lg. garden, yard, & play area for the kids with lots of mature trees. 3 BR, 1 BA with bonus room/loft area upstairs. Laundry/mud room has built-in shelves & hooks. Stainless steel appliances, pool, swingset and trampoline included w/ sale if desired. PLUS BUYER GETS A \$500 MOVING CREDIT & FREE PROFESSIONAL PAINT JOB IN A ROOM OF YOUR CHOICE. Don't let this one get away. Schedule your showing today!

Information Herein Deemed Reliable but Not Guaranteed

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