MLS #: R2814646A (Active) List Price: $346,900 **Lot 1 Mariner's Cove Huntingdon, PA 16652**

House Style: 2 Story
Bedrooms: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2
Apx Year Built:
Above Grade SqFt: 1480
Below Grade SqFt:
Total SqFt: 1480
Garage Stalls:
Garage Type: None

Unit #:
Area: Seven Points
Region: Juniata
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 2.004
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: Part of DBV 2017/3662
Tax ID: Part of 23-05-16.2 **Total Taxes:** 0.00 **Tax Year:** 2018
Special Assessment: **Assessed Value:** **Avg Utilities:** **Association Fee:**
Property Features: Electric to Property, Wooded, Lake Access, On Paved Road, On Public Road, Protective Covenants
Amenities: Walk-in Closet
ElemSchl: Southside Elem **Jr/Midl:** Middle School **HighSchl:** Hunt High Sch

	Level	Room	Size	Description
	Main	Kitchen		
	Main	Dining		
	Main	Living		
	Main	Full Bath		
	Second	Master Bedroom		
	Second	Bedroom		
	Second	Full Bath		
	Main	Bedroom		

Included:
Not Included:

Water Type: None
Sewer Type: None
Fuel Type: Heat Pump
Heating Type: Heat Pump
AC Type: Heat Pump
Electric System: 200 Amp Breakers
Driveway: Gravel

Walkout Basement:
Basement: Full Basement Unfinished
Exterior: Vinyl Siding
Roof Type: Shingle
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: This offering is for Lot 1 of the Mariners Cove and an approximately 1,480 sq.ft. home to be built by Chimney Rocks Home Improvements and Construction. Final materials, finishes, colors to be selected by the purchaser which may affect pricing. Well, septic, and electrical installation will be additional.

Public Comments: Lot 1 of the Mariners Cove can be purchased vacant, or if you prefer, you can purchase it as a package with this proposed 1,480 sq.ft. home to be built by Chimney Rocks Home Improvement. This proposed home would feature Superior Walls, forced warm air heat pump with central air. Great room with fireplace and first floor bedroom. Final materials, finishes, colors to be selected by the purchaser which may affect pricing. Well, septic, and electrical installation will be additional. Here is a chance to get that Raystown lake home you've always wanted and with just a short walk to the water too! Family gatherings, Penn State Football weekends, vacations, can all be yours in 2019!