

MLS #: R2814817A (Active) List Price: \$52,000

17268 Lower Ridge Road James Creek, PA 16657



**House Style:** 1 Story, Mobile Home/LO, Shell  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**3/4 Baths:** 0  
**Total Baths:** 2  
**Apx Year Built:**  
**Above Grade SqFt:**  
**Below Grade SqFt:**  
**Total SqFt:**  
**Garage Stalls:**  
**Garage Type:** Integral

**Unit #:**  
**Area:** James Creek  
**Region:** Hopewell  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** A  
**Apx Acreage:** 1.5  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:** Singlewide

**Legal Description:** DBV 2012/7362

**Tax ID:** 16-03-49

**Total Taxes:** 1757.56

**Tax Year:** 2018

**Special Assessment:**

**Assessed Value:**

**Avg Utilities:**

**Association Fee:**

**Property Features:** Cable to Property, Electric to Property, Rolling, Shed, Stream, Year Round Access, Semi-Private, Unperked, OK for Mobiles, On Paved Road, On Public Road

**Amenities:** Covered Patio, Deck

**ElemSchl:**

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

Level	Room	Size	Description

**Included:** All contents, but listed exceptions.

**Not Included:** Stihl weed wacker, dart board, deer heads, receiver-radios-speakers, all boating accessories in cabin

**Water Type:** Well

**Sewer Type:** Private Sewer

**Fuel Type:** Propane

**Heating Type:** Forced Air

**AC Type:** Wall, Window

**Electric System:** 100 Amp Breakers

**Driveway:** Dirt

**Walkout Basement:**

**Basement:** Full Basement Unfinished

**Exterior:** Aluminum Siding, Vinyl Siding

**Roof Type:** Flat, Pitched, Shingle

**Window Type:** Combination

**# Fireplaces:**

**Fireplace Type:** None

**Mobile Home:** Yes

**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:** Rt. 26 South of Entriken, left onto Shy Beaver Road, right onto Upper Ridge Road, right onto Lower Ridge Road, property on right. See sign.

**Public Comments:** If you have handyman skills and always wanted a place near Lake Raystown this is your opportunity. Apply your passion and skills to make this property your own getaway for hunting, fishing and enjoying the lake.

Information Herein Deemed Reliable but Not Guaranteed

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