

MLS #: R2816701A (Active) List Price: \$174,900

12304 William Penn Highway Huntingdon, PA 16652



House Style: 1-1/2 Story
Bedrooms: 3
Full Baths: 2
Half Baths: 0
3/4 Baths: 0
Total Baths: 2.00
Apx Year Built: 1955
Above Grade SqFt: 2000
Below Grade SqFt: 0
Total SqFt: 2000
Garage Stalls: 1.00
Garage Type: Detached

Unit #:
Area: Brady / Henderson
Region: Henderson
County: Huntingdon
Zoning:
Flood Zone:
Apx Acreage: 1
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: PC# 15-14-82

Tax ID: deed book 2023, page 2404

Total Taxes: 1691.00

Tax Year: 2023

Special Assessment:

Assessed Value: 21760

Avg Utilities:

Association Fee:

Property Features: Shed, On Public Road

Amenities: Ceiling Fan(s), Covered Porch

ElemSchl:

Jr/Midl:

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Living	16 X 16	hardwood under carpet
Main	Dining	13 X 14	hardwood under carpet, ceiling fan
Main	Kitchen	12 X 13	hardwood under vinyl, ceiling fan
Main	Bedroom	11 X 12	hardwood under carpet, ceiling fan, large closet
Main	Full Bath	6 X 7	carpet, ceiling fan
Second	Bedroom	13 X 15	carpet, ceiling fan, large closet
Second	Bedroom	13 X 15	carpet, ceiling fan, large closet
Second	Full Bath	7 X 13	carpet, limited ceiling height, tub but no shower
Second	Den	7 X 9	carpet, small cabinet setup and 220 outlet
Main	Sunroom	9 X 33	carpet over concrete, unheated, no outlets, former porch

Included: no kitchen appliances available, Heatmor outdoor wood burner, 2 sheds

Not Included:

Water Type: Public
Sewer Type: Public Sewer
Fuel Type: Oil, Wood
Heating Type: Hot Water, Outdoor Furnace
AC Type: Central
Electric System: 100 Amp Breakers
Driveway: Black Top, Macadam

Walkout Basement: Yes
Basement: Full Basement Unfinished
Exterior: Aluminum Siding, Block
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:

Public Comments: Well-maintained home with spacious rooms. 1-Acre country-size lot but has public water & sewer. Move-in ready. Business in front, party in back? No zoning, use as your home, your business, or BOTH! Great location near Juniata River and Raystown Lake. Large yard, with paved circular driveway and mature trees. 1-car garage in front and lots of available parking in back for your business, boat, RV, etc. A bathroom on each level. 1 bedroom (or sales room) on main floor. Newer windows and roof. Central air appears ducted to main floor and one bedroom on second floor. Oil HW heat & outdoor woodburner. Enclosed porch in back with lots of natural light. Buyer to confirm all info. For business assistance and possible financing, contact HCBI.com

Information Herein Deemed Reliable but Not Guaranteed