

MLS #: L2816172A (Active) List Price: \$59,900

Lot 53 Paradise Rd James Creek, PA 16657



Apx Acreage: 1.75
Frontage Feet:
Depth Feet:

Unit #:
Area: Trough Creek
Region: Todd
County: Huntingdon
Zoning:
Flood Zone:

Legal Description: PC# 49-06-04.17

Tax ID: bk 2016, pg 3106

Total Taxes: 219.81

Tax Year: 2022

Special Assessment:

Assessed Value: 2800

Property Features: ADJ State Land, Electric To Property, Protective Covenants

ElemSchl:

Jr/Midl:

HighSchl: Tussey Mtn

Water Type: Shared Spring

Sewer Type: Perc Test Done

Fuel Type: None

Instructions/Directions: Corner of Paradise Road and Molly Meadow Lane

Public Comments: Build your dream home or cabin on Lot 53 in Paradise Point at Trough Creek! This wooded lot borders Rothrock State Forest which comprises 96,975 acres, spreading across Huntingdon, Centre & Mifflin Counties. The wonderful scenic area offers lots of natural beauty and wildlife. Enjoy living here full-time or make it your second home or weekend retreat! Underground utilities with electric to the lot line. Previously approved for a sandmound septic system. Prior results to be verified by SEO. Per owner, all residents and land owners of Paradise Point have recreational access to Trough Creek (via Paradise Point common land) less than one half mile from this lot. Just one mile to Trough Creek State Park. About 5 miles to Tatman Run Boat Launch and Lake Raystown Resort.

Information Herein Deemed Reliable but Not Guaranteed

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