

# Apex Realty Group

(814) 641-2739

June 5, 2008



Listing #:	<b>1008123</b>	Status:	<b>Active</b>
List Price:	<b>\$230,000</b>	Style:	<b>Chalet</b>
Year Built:	<b>1989</b>	Ownership:	<b>Single Family</b>
Total SqFt:	<b>1,680</b>	Terms:	
Acres Est:	<b>24.09</b>	Possession:	
Bedrooms:	<b>3</b>	Close Price:	
Baths:	<b>2</b>	Close Date:	
Garage Stalls:			
Address:	<b>Trough Creek Valley Pike Huntingdon, PA 16652</b>		

## Specifications/Legal

SqFt, Above Grd:	<b>1,680</b>	Garage Type:	
SqFt, Main:	<b>1,120</b>	Garage SqFt:	
SqFt, Below Grd:		Drive Type:	
Air Conditioning:	<b>None</b>	Exterior:	<b>T1-11</b>
Heat Type:	<b>Forced warm</b>	Trim:	
Heat Fuel:	<b>Propane</b>	Roof Type:	<b>Shingle</b>
Avg Utilities:		Walk-out:	
Water Softener:		Fireplaces:	
Water:	<b>Private Well</b>	Frpl Fuel:	
Sewer:	<b>On site septic</b>	Plat:	
Zoning:	<b>None</b>	Parcel:	
Lot Size Desc:	<b>24.09 Ac</b>	Basement:	<b>Piers</b>
Legal Desc:	<b>TP# 50-08-19.2 DBV 239-548</b>		

## Layout

KITC	MNFL	8x12	Lino
FULL	MNFL	6x10	Lino, main bath
FULL	2NDF	5x8	Carpet, master bath
MAST	2NDF	14x24	Carpet, loft bdrm, lg. closet, view of mtns &
BEDR	MNFL	11x13	Carpet, Closet
BEDR	MNFL	10x14	Carpet, Closet
LAUN	MNFL	8x12	Lino/Cpt. Furnace, W/D & Closet
GREY	MNFL	14x27	Carpet, Glass Doors to Deck, Great View!

## Area

MLS Area: **Trough Creek**  
 Region: **Union**  
 Sec-Twn-Rng: - -

## Schools

Elem:  
 JH/Mdl: **Mt Union JR/SR**  
 High: **Mt Union JR/SR**

## Home Amenities

Ceiling fan  
 Deck

## Property Features

Mountain View  
 On Paved Rd  
 On Public Rd  
 Open Ld  
 Rolling  
 Valley View

## Taxes/Fees

Gross Taxes:  
 Tax Year: **2008**  
 Tax Class:  
 Assessments:  
 Assoc Fee:

## Available Financing

Cash  
 Conventional

## Included

Caloric electric range, Whirlpool refrigerator, Magic Chef dishwasher, Whirlpool washer & dryer & most furnishings

## Not Included

Turkey mount & RCA television in living room

## Comments

Stunning views of hills and valley from this beautiful 24 rolling acres next to Raystown Lake. Ideal for horses or recreational use. Chalet is done in neutral colors and has panoramic view from great room & loft. Exceptional location and comfortable chalet is ready for you to enjoy this summer. From Rt. 22 at Mill Creek, take Rt. 829S 6.3 miles to property on left.

*These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.*

**Residential**

