

# Apex Realty Group

(814) 641-2739

August 26, 2009



Address: **11854/ 11858 Cypher Drive**  
**Mill Creek, PA 17060**

List Price:	<b>\$299,900</b>	Style:	<b>2 Story</b>
Listing #:	<b>1008142</b>	Ownership:	<b>Single Family</b>
Status:	<b>Active</b>	Total Bdrms:	<b>5</b>
MLS Area:	<b>Brady / Henderson</b>	Total Baths:	<b>2</b>

Beautiful brick home built in 1876 and a smaller brick home of similar age located on approx. 37AC w/woods and fields. 1880 bank barn is 40x95 plus 5 bay garage makes this perfect as a horse or gentleman's farm. Main house is 4-5 bdrms & 2 baths.

Comments: From intersection at Mill Creek, take Rt. 655N approx. 3/10 mile, turn right onto Mountain Rd, go 3/10 mi. to property on right (Cypher Rd). Beautiful brick home built in 1876 and a smaller brick home of similar age located on approx. 37AC w/woods and fields. 1880 bank barn is 40x95 plus 5 bay garage makes this perfect as a horse or gentleman's farm. Main house is 4-5 bdrms & 2 baths, small house is 2 bdrms, 1 bath. Centrally located!

Residence Information	Amenities
Year Built: <b>1876</b> Occupancy: <b>Vacant</b> Roof: <b>Shingle</b> Exterior: <b>Brick</b> Trim Type: <b>Painted</b> AG Sq Ft: <b>2,364</b> Main Sq Ft: <b>1,182</b> BG Sq Ft: Total Sq Ft: <b>2,364</b> Fireplaces: Fireplace Fuel: Included: Not Included:	Basement Type: <b>Full Bsmt Unf</b> Walk-out: <b>No</b> AC Type: <b>None</b> Heat Type: <b>Hot Water baseboard</b> Water Softener: Garage Type: <b>Detached</b> # of Stalls: <b>5</b> Garage Sq Ft: <b>1,300</b> Driveway: <b>Black Top</b> Avg Utilities: Assc Fee:
	Ceiling fan Eat-in kitchen Porch Walk-up Attic

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
<b>Main Floor</b>	<b>Living</b>	<b>12x20</b>	<b>Carpet</b>
<b>Main Floor</b>	<b>Kitchen</b>	<b>15x16</b>	<b>Vinyl, eat-in</b>
<b>Main Floor</b>	<b>Full Bath</b>	<b>8x13</b>	<b>Lino, laundry</b>
<b>Second Floor</b>	<b>Full Bath</b>	<b>7x11</b>	<b>Vinyl</b>
<b>Main Floor</b>	<b>Bedroom</b>	<b>12x13</b>	<b>Carpet</b>
<b>Second Floor</b>	<b>Bedroom</b>	<b>9x13</b>	<b>Pine</b>
<b>Second Floor</b>	<b>Bedroom</b>	<b>10x13</b>	<b>Pine</b>
<b>Second Floor</b>	<b>Bedroom</b>	<b>12x12</b>	<b>Pine</b>
<b>Second Floor</b>	<b>Bedroom</b>	<b>15x17</b>	<b>Lino/Carpet</b>

Farm Information			
Farm Type: <b>Hobby</b>	County: <b>Huntingdon</b>	Soil Map Location:	
Crop Equiv Rating:	FSA Aerial Map:	Tile Map Location:	
Tillable Acres:	Building Acres:	Oat Base Acres:	Topography:
Wooded Acres:	Other Acres:	Oat Base Yield:	Soil Type:
Pasture Acres:	Corn Base Acres:	Bean Base Acres:	Drainage:
Road Acres:	Corn Base Yield:	Bean Base Yield:	Road Surface: <b>Black Top</b>
Farm Fuel Type:			
Personal Prop Included:			

<b>Buildings</b>				
<u>Construction</u>	<u>Roof</u>	<u>Floor</u>	<u>Condition</u>	<u>Building Description</u>
Wood	Metal	Wood		40x95 Barn

<b>Property Information</b>			<b>Property Features</b>	
Est Acres:	<b>37.00</b>	Gross Taxes:	<b>3,170</b>	
Lot Size:	<b>Apprx. 37 Acres</b>	Tax Class:		
Frontage Ft:		Tax Yr:	<b>2008</b>	
Depth Ft:		Assessments:		
Elem School:	<b>Brady Henderson</b>	Water Type:	<b>Private Well</b>	
JH/Mdl School:	<b>Middle School</b>	Sewer Type:	<b>On site septic</b>	
Sr High School:	<b>Hunt High Sch</b>	Fuel Type:	<b>Oil</b>	
Region:	<b>Brady</b>	Flood:	<b>No</b>	
S-T-R:	- -	Zoning:	<b>None</b>	
Possession:		Plat:		
Terms:		Parcel:		
Abstract Loc:		Latitude:		
Assessed Value:		Longitude:		
Legal Description: <b>Part of TP# 04-12-48 DBV 883-76, includes everything on south side of Mountain Road</b>				

