

Apex Realty Group

(814) 641-2739

August 11, 2009



Listing #:	1009127	Status:	Active
List Price:	\$199,900	Style:	2 Story
Year Built:		Ownership:	Single Family
Total SqFt:	2,280	Terms:	
Acres Est:	4.80	Possession:	
Bedrooms:	5	Close Price:	
Baths:	2.5	Close Date:	
Garage Stalls:			
Address:	7375 Leffards Bench Huntingdon, PA 16652		

Specifications/Legal

SqFt, Above Grd:	2,280	Garage Type:	None
SqFt, Main:	1,140	Garage SqFt:	
SqFt, Below Grd:		Drive Type:	Black Top
Air Conditioning:	Central	Exterior:	Vinyl siding
Heat Type:	Hot Water	Trim:	
Heat Fuel:	Oil	Roof Type:	Metal
Avg Utilities:		Walk-out:	Yes
Water Softener:		Fireplaces:	
Water:	Private Well	Frpl Fuel:	
Sewer:	On site septic	Plat:	
Zoning:	Rural Res	Parcel:	
Lot Size Desc:	4.8 Acres	Basement:	Full Bsmt Unf
Legal Desc:	TP# 44-02-67 DBV 866-533		

Layout

LIVI	MNFL	12x18	Pine Floor
DINI	MNFL	12x17	Pine Floor, T&G 1/2 wall w/chair rail
KITC	MNFL	15x15	Vinyl, T&G 1/2 wall w/chair rail
FULL	2NDF	8x9	Vinyl
3/4	2NDF	5x8	Vinyl
1/2	MNFL	3x7	Oak Floor
BEDR	2NDF	8x13	Pine Floor, Closet
BEDR	2NDF	11x15	Carpet, Closet
BEDR	2NDF	11x15	Carpet, Closet
BEDR	2NDF	8x9	Carpet, Lg. Closet
BEDR	2NDF	9x13	Carpet, Closet
FAMI	MNFL	15x15	Oak Floor, Pine T&G Walls

Area

MLS Area: **Seven Points**
 Region: **Smithfield**
 Sec-Twn-Rng: - -

Schools

Elem: **Southside Elem**
 JH/Mdl: **Middle School**
 High: **Hunt High Sch**

Home Amenities

Ceiling fan
 Eat-in kitchen
 Hardwood floors
 Porch
 Walk-out bsmt
 Walk-up Attic

Property Features

Level
 On Paved Rd
 On Public Rd
 Open Ld
 Rolling
 Shed
 Southern Exp
 Year-rnd Access

Taxes/Fees

Gross Taxes: **1484**
 Tax Year: **2009**
 Tax Class:
 Assessments:
 Assoc Fee:

Available Financing

Cash
 Conventional

Included

Range, Refrigerator, Washer, Dryer, Dishwasher

Not Included

Hot Tub is a few months old & for sale separately for \$5,000

Comments

Wonderful Civil War vintage farmhouse near Raystown Lake with 5 bedrooms, 2.5 baths. Central air & new carpeting has just been added, newer roof & vinyl siding. Nicely sized rooms, kitchen with lots of cabinets & counterspace. Perfect for year-round or seasonal use on 4.8 acres. From Fairgrounds Rd. take Piney Ridge Rd. 1.3 miles, turn left onto Leffards Bench Rd, go 5/10 mi. to end of road.

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Residential

