

May 20, 2010

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Listing #: **1009165**      Status: **Active**  
 List Price: **\$250,000**      Style: **1½ Story**  
 Year Built: **2004**      Ownership: **Single Family**  
 Total SqFt: **1,406**      Terms:  
 Acres Est: **4.45**      Possession:  
 Bedrooms: **3**      Close Price:  
 Baths: **2**      Close Date:  
 Garage Stalls: **2**  
 Address: **Lot 19 Timberlake Estates**  
**Huntingdon, PA 16652**

**Specifications/Legal**

SqFt, Above Grd: **1,406**      Garage Type: **Detached**  
 SqFt, Main:      Garage SqFt: **576**  
 SqFt, Below Grd:      Drive Type: **Crushed Rock**  
 Air Conditioning: **Built in wall**      Exterior: **Board & Batten**  
 Heat Type: **Mixed type**      Trim: **Pine**  
 Heat Fuel: **Propane**      Roof Type: **Metal**  
 Avg Utilities:      Walk-out:  
 Water Softener:      Fireplaces:  
 Water: **Private Well**      Frpl Fuel:  
 Sewer: **On site septic**      Plat:  
 Zoning: **None**      Parcel:  
 Lot Size Desc: **4.45**      Basement: **Crawlspace**  
 Legal Desc: **TP# 50-04A-19 DBV 720-591**

**Layout**

LIVI      MNFL      13x21      Pine Floor, Exposed Beams  
 KITC      MNFL      13x18      Ceramic Tile, Exposed Beams  
 3/4      MNFL      6x13      Ceramic Tile  
 1/2      MNFL      7x10      Ceramic tile, bath & laundry  
 MAST      MNFL      11x13      Pine Floor, closet  
 BEDR      2NDF      10x11      Pine Floor, closet  
 BEDR      2NDF      10x11      Pine Floor, closet  
 LOFT      2NDF      10x13      Pine Floor

**Area**

MLS Area: **Huntingdon Area**  
 Region: **Union**  
 Sec-Twn-Rng: - -

**Schools**

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

**Home Amenities**

Ceiling fan  
 Deck  
 Eat-in kitchen  
 Mudroom  
 Pantry  
 Porch

**Property Features**

Level  
 On Private Rd  
 Prot Cov  
 Semi-private  
 Wooded  
 Year-rnd Access

**Taxes/Fees**

Gross Taxes: **1555**  
 Tax Year: **2009**  
 Tax Class:  
 Assessments:  
 Assoc Fee:

**Available Financing**

Cash  
 Conventional

**Included**

**Range, Refrigerator, Microwave Range Hood, Water Treatment System, Gas Stove, Washer, Dryer**

**Not Included**

**Propane Tanks are Leased. Some furniture may be included or negotiable at discretion of owner.**

**Comments**

**From Rt. 22, take Rt. 829S approx. 3.5 mi, turn right onto SR3051 (bottom of mountain) take 1st left, go 1 mi., left on Raymond Dr. 0.8 mi. right on Scooby Lane 0.2 mi. to cabin. All natural knotty pine interior is light & airy, perfect for vacation or year-round use. You'll find special touches throughout such as handmade towel racks & custom built pine cabinets. Open pine stairway with thick treads & handrails to loft. Detached 2 car garage with loft & 12'x16 gazebo.**

*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**

