

# Apex Realty Group

(814) 641-2739

February 1, 2010



|                |  |              |                      |
|----------------|--|--------------|----------------------|
| Listing #:     | <b>1010104</b>                                       | Status:      | <b>Active</b>        |
| List Price:    | <b>\$330,000</b>                                     | Style:       | <b>Chalet</b>        |
| Year Built:    | <b>2006</b>  | Ownership:   | <b>Single Family</b> |
| Total SqFt:    | <b>1,768</b>   | Terms:       |                      |
| Acres Est:     | <b>1.00</b>  | Possession:  |                      |
| Bedrooms:      | <b>3</b>   | Close Price: |                      |
| Baths:         | <b>2</b>   | Close Date:  |                      |
| Garage Stalls: |  |              |                      |
| Address:       | <b>2050 Driftwood Lane<br/>James Creek, PA 16657</b> |              |                      |

## Specifications/Legal

|                   |                                  |              |                          |
|-------------------|----------------------------------|--------------|--------------------------|
| SqFt, Above Grd:  | <b>1,768</b>                     | Garage Type: | <b>None</b>              |
| SqFt, Main:       | <b>1,768</b>                     | Garage SqFt: |                          |
| SqFt, Below Grd:  |                                  | Drive Type:  | <b>Black Top</b>         |
| Air Conditioning: | <b>Central</b>                   | Exterior:    | <b>Cedar Lap/T&amp;G</b> |
| Heat Type:        | <b>Forced warm</b>               | Trim:        |                          |
| Heat Fuel:        | <b>Electric</b>                  | Roof Type:   | <b>Shingle</b>           |
| Avg Utilities:    |                                  | Walk-out:    | <b>Yes</b>               |
| Water Softener:   |                                  | Fireplaces:  | <b>1</b>                 |
| Water:            | <b>Private Well</b>              | Frpl Fuel:   | <b>Wood</b>              |
| Sewer:            | <b>On site septic</b>            | Plat:        |                          |
| Zoning:           | <b>None</b>                      | Parcel:      |                          |
| Lot Size Desc:    | <b>1 Acre</b>                    | Basement:    | <b>Full Bsmt Unf</b>     |
| Legal Desc:       | <b>TP#16-04-01.2 DBV 895-494</b> |              |                          |

## Layout

|      |      |       |  |
|------|------|-------|--|
| FULL | MNFL | 8x8   | M. Bath, Ceramic Tile, Granite counters    |
| FULL | MNFL | 5x88  | Ceramic Tile, Granite Counters             |
| MAST | MNFL | 16x18 | Carpet                                     |
| BEDR | MNFL | 11x12 | Carpet, Lg. Closet                         |
| BEDR | MNFL | 11x12 | Carpet, glass doors to deck                |
| LAUN | MNFL | 5x6   | Ceramic Tile                               |
| GREA | MNFL | 23x33 | Carpet/Laminate - Pantry, Granite counters |

## Area

MLS Area: **James Creek**  
 Region: **Hopewell**  
 Sec-Twn-Rng: - -

## Schools

Elem:  
 JH/Mdl:  
 High: **Tussey Mtn**

## Home Amenities

Ceiling fan  
 Deck  
 Eat-in kitchen  
 Fireplace-Stone  
 Master bath  
 Pantry  
 Patio  
 Rec lighting  
 Walk-in closet  
 Walk-out bsmt

## Property Features

On Private Rd  
 Prot Cov  
 Wooded  
 Year-rnd Access

## Taxes/Fees

Gross Taxes: **2053**  
 Tax Year: **2009**  
 Tax Class: **RES**  
 Assessments:  
 Assoc Fee:

## Available Financing

Cash  
 Conventional

## Included

Range, Refrigerator, Microwave, Dishwasher, Washer & Dryer

## Not Included

## Comments

Exceptional cedar chalet only 3 minutes to Shy Beaver boat launch. 23'x33' Great room with stone fireplace, kitchen w/granite tops, ceramic backsplash & hickory cabinets. Master suite has walk-in closet, full bath w/jetted tub & private deck. 2 Addtl bdrms & bath, open lower level can be finished. Rt. 26S go 17.3 miles, left on Shy Beaver Road, go 1.4 mi., turn right on Timberlake Dr., go 4/10 mi. left on Driftwood lane, property on right.

*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**

