

MLS #: R2816585A (Active) List Price: \$259,900

4063 Todd Pass James Creek, PA 16657



House Style: Cabin
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built: 1992
Above Grade SqFt: 792
Below Grade SqFt: 792
Total SqFt: 792
Garage Stalls: 0.00
Garage Type: None

Unit #:
Area: James Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 5.36
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description: 242/431 & 242/438

Tax ID: 49-06-06.22 & 49-06-06.21

Total Taxes: 2186.71

Tax Year: 2022

Special Assessment:

Assessed Value: 26800

Avg Utilities:

Association Fee: 200.00

Property Features: Mountain View, Wooded, Semi-Private, Valley View, Laundry Facilities, On Private Road, Protective Covenants

Amenities: Deck

ElemSchl:

Jr/Midl:

HighSchl: Tussey Mtn

Level	Room	Size	Description
Main	Living	13 x 18	Carpeted
Main	Kitchen	10 x 12	Vinyl
Main	Bedroom	9 x 13	Carpet
Main	Bedroom	10 x 13	Carpet
Main	Full Bath		Vonyl
Basement	Bedroom	9 x 12	Carpet

Included: All appliances & see personal property list

Not Included:

Water Type: Well
Sewer Type: Mound Septic
Fuel Type: Electric, Wood
Heating Type: Baseboard, Woodstove(s)
AC Type: None
Electric System: 200 Amp Breakers
Driveway: Dirt

Walkout Basement: Yes
Basement: Full Basement Partially Finished
Exterior: Block, T111
Roof Type: Shingle
Window Type: Thermo Pane
Fireplaces: 0
Fireplace Type: None

Instructions/Directions: Fron Rt 26, take route 994 east for approximately 6.46 miles to Todd Pass Road (on right). Turn onto Bunn Mt road and proceed to the top of the mountain (1.31 miles). Turn right on Todd Pass Road and proceed about .95 miles tp property on left/.

Public Comments: Best view of Raystown Lake on the Mountain! This cozy cabin, nestled in mature trees and sitting on more than 5 acres is a get-a-way paradise. A large window frames breathtaking views of Raystown Lake's Tatman Run and Coffee Run areas. Secluded and gated community promotes a high degree of privacy. A well sealed (dry) walkout basement provides space for a third bedroom and is a blank canvas for a number of uses. The cabin i sited in the center of the property so the opportunity exists to clear more vegetation for even a more spectacular views.

Information Herein Deemed Reliable but Not Guaranteed