

Raystown Realty

(814) 643-5054

July 9, 2011



Address: **Lot 34 Summerview Farms
Three Springs, PA 17264**

List Price: **\$35,000**

Listing #: **2211142**

Status: **Active**

MLS Area: **S Hunt Co**

Style: **Single wide mobile**

Ownership: **Single Family**

Total Bdrms: **1**

Total Baths: **1**

Nice semi-wooded 1.71 acre corner lot in Summerview Farms residential/recreational development with 16' camper & 12x24 building. Well & septic installed (for up to 3 bedroom home). Development restrictions. Nice quiet area of Southern Huntingdon County.

Comments: Enjoy a getaway or build a home or cabin. South from Three Springs on 994, right at pool onto SR 2005 for 2.6 mi, left at Y onto Selea Hollow Rd. 1 mi to Selea, right onto Dublin Mills Rd. 1.7 miles, left onto Hollow Road 4/10 mi., right onto Hoffman Rd. which becomes Sunshine Drive, straight ahead to Mountain View Dr. & property. Semi-wooded 1.71 acre corner lot in Summerview Farms residential/recreational development. Well & septic.

| Residence Information | Amenities |
|---|-----------------------------------|
| Year Built: | Basement Type: |
| Occupancy: Vacant | Walk-out: |
| Roof: | AC Type: Central |
| Exterior: Alum siding | Heat Type: Forced warm air |
| Trim Type: | Water Softener: |
| AG Sq Ft: | Garage Type: |
| Main Sq Ft: | # of Stalls: |
| BG Sq Ft: | Garage Sq Ft: |
| Total Sq Ft: 128 | Driveway: |
| Fireplaces: | Avg Utilities: |
| Fireplace Fuel: | Assc Fee: 100 |
| Included: Nice 16" Sunline Solaris Travel Trailer with pull out awning, and 12x24 shed with living/sleeping area, and seperate storage area, Simplicity riding lawn tractor also included. | |
| Not Included: | |

| Rooms | | | |
|--------------|-------------|-------------|--|
| <u>Floor</u> | <u>Room</u> | <u>Size</u> | <u>Description</u> |
| Main Floor | 3/4 Bath | | Camper bath |
| Main Floor | Bedroom | | sleeping area |
| Main Floor | Great Room | | Living space with living, & dining area & kitchen, |

Property Information

Est Acres: **1.71**
 Lot Size: **1.71 acres**
 Frontage Ft:
 Depth Ft:

Elem School:
 JH/Mdl School: **Southern JR/SR**
 Sr High School: **Spring Farms**

Region: **Springfield**
 S-T-R: **- 45 -**

Possession:
 Terms:

Abstract Loc:
 Assessed Value: **2080**

Legal Description: **Tax ID # 45-09C-34, DBV 817/608, recorded 8/17/66.**

Gross Taxes: **199**
 Tax Class:
 Tax Yr: **2011**
 Assessments:

Water Type: **Private Well**
 Sewer Type: **On site septic**
 Fuel Type: **Propane**

Flood: **No**
 Zoning: **None**

Plat:
 Parcel:

Latitude:
 Longitude:

Property Features

On Private Rd
Open Ld
Prot Cov
Rolling
Secluded
Semi-Wooded
Shed
Valley View
Year-rnd Access