

# Stone Arch Real Estate

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Prepared by:

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March 02, 2010



Listing #: **22sb459** Status/Cty: **Active, N/A**  
List Price: **\$245,000** Style: **2 Story**  
Year Built: **1993** Ownership: **Single Family**  
Tot AG SqFt: **2144** Terms: **N/A**  
Acres Est: **.44** Possess:  
Bedrooms: **4**  
Baths: **2.5**  
Garage Stalls: **2**  
Address: **5 Sleigh Run**  
**Reedsville, PA 17084**

## Specifications/Legal

AG SqFt:		Garage Type:	<b>Attached</b>
Fin BG SqFt:	<b>432</b>	Garage SqFt:	<b>433</b>
Tot BG SqFt:	<b>1053</b>	Driveway:	<b>Macadam</b>
Air Conditioning:	<b>Central</b>	Exterior:	<b>Stone &amp; Vinyl</b>
Heat Type:	<b>Forced warm air</b>	Trim Type:	<b>N/A</b>
Heat Fuel:	<b>Natural Gas</b>	Roof Type:	<b>Shingle</b>
Avg Elec:	<b>N/A</b>	Walk-Out:	<b>No</b>
Water Softener:		Fireplaces:	<b>1</b>
Water:	<b>Municipal</b>	Fireplace Tp:	<b>Gas</b>
Sewer:	<b>Municipal</b>	Tax Map #:	<b>14,01-0534</b>
Zoning:	<b>Commercial Res</b>	Parcel:	
Lot Size Desc:	<b>.44</b>	Basement:	<b>Full Bsmt PF</b>

## Layout

Room	Floor	Size	Comments
BEDR	2NDF	13x15	Newer Carpet
BEDR	2NDF	12x10	Carpet
BEDR	2NDF	12x11	Carpet
FULL	2NDF	11x6	Vinyl
MAST	2NDF	12x16	Vaulted Ceiling/Carpet
FULL	2NDF	12x11	New Bath/Ceramic
OTHR	LBL	27x16	Rec Room
FAMI	MNFL	21x16	Carpet/Gas FP
KITC	MNFL	22x11	Laminate
LIVI	MNFL	12x17	Could also be DR
1/2	MNFL	5x5	Vinyl

## Area

MLS Area: **Mifflin County**  
Twnsh/Brg: **Brown**  
Sec-Twn-Rng: **887-1521-**

## Schools

Elem: **Brown Elem**  
Mdl/JH: **Indian Valley Middle**  
Senior: **Indian Valley High**

## Taxes/Fees

Total Taxes: **2408.**  
Tax Year: **2009**  
Tax Class:  
Assmts:  
Assc Fee:

## Available Financing

## Home Amenities

Cable Ready  
Ceiling fan  
Cul-de-sac  
Eat-in kitchen  
Foyer  
Garage Door Opener  
Hardwood floors  
Jacuzzi  
Master bath  
Pool In-ground  
Porch, Covered

## Property Features

Cul-de-sac  
Deed Restrictions  
Development  
Valley Views

## Included

## Comments

Olde Carriage Crossing Development onto Sleigh Run--Home backs to view of fields, vinyl fencing around in-ground pool with landscape stone, on a culdesac, Master Bathroom new last year (work done by John Alexander), Oak Cameo kitchen with Corian counters new in '07 with wood laminate flooring, gas fireplace in family room, 2 different kinds of heat, Elec. heat pump and gas forced air, central air, open entryway to 2nd

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**Residential**

