

Stone Arch Real Estate

717-248-6400

Prepared by:

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Listing #: **22cs089** Status/Ctgy: **Active, N/A**
List Price: **\$199,500** Style: **Ranch**
Year Built: **1974** Ownership: **Single Family**
Tot AG SqFt: **1232** Terms: **N/A**
Acres Est: **41.76** Possess:
Bedrooms: **3**
Baths: **1.5**
Garage Stalls: **1**
Address: **25 Leanin Oak Drive**
Reedsville, PA 17084

Specifications/Legal

Fin BG SqFt: Garage Type: **Detached**
Tot BG SqFt: Garage SqFt:
Air Conditioning: **None** Driveway: **Macadam**
Heat Type: **Forced warm air** Exterior: **Stone & Alum**
Heat Fuel: **Oil** Trim Type: **N/A**
Avg Elec: **N/A** Roof Type: **Shingle**
Water Softener: Walk-Out: **No**
Water: **Private Well** Fireplaces: **1**
Sewer: **On site septic** Fireplace Tp: **Insert**
Zoning: Tax Map #: **14 ,05-0115**
Parcel:
Lot Size Desc: **41.76** Basement: **Full Bsmt Unf**

Layout

Room	Floor	Size	Comments
LIVI	MNFL	13x18	Conastoga wood insert, new replacement w
DINI	MNFL	9x13	carpet with french doors to sunroom
KITC	MNFL	10x15	
MAST	MNFL	13x13	master with half bath
BEDR	MNFL	10x13	
BEDR	MNFL	9x8	

Area

MLS Area: **Mifflin County**
Twnsh/Brg: **Brown**
Sec-Twn-Rng: **561-896-**

Schools

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

Home Amenities

Fireplace-Stone
Office
Outbuildings
Smoke Detectors

Property Features

Adjoins State Forest
Clean & Green
Deeded Right of Way
Mountain Views
Wooded

Taxes/Fees

Total Taxes: **1457**
Tax Year: **2009**
Tax Class:
Assmts:
Assc Fee:

Available Financing

Cash
Conventional
FHA
Veterans

Included

stove, refrigerator, window treatments, shed, bathroom shelves

Comments

Outdoor Enthusiasts don't miss your opportunity to own 41.76 acres adjacent to State Lands. This 3 BR ranch nestled in Cooper's Gap will allow you to hike, hunt, and 4 wheel right out your back door. STARTING FROM MARKET STREET IN LEWISTOWN TURN RIGHT ONTO SOUTH MAIN STREET. TURN LEFT ONTO E CHARLES STREET. TAKE RAMP ONTO US 322 WEST. KEEP RIGHT ONTO RAMP 655 REEDSVILLE/BELLEVILLE EXI

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Residential

