

# Coldwell Banker University Realty

## 814-237-6543

June 26, 2008



Listing #:	<b>2000338</b>	Status/Cont:	Active
List Price:	<b>\$119,900</b>	Style:	<b>Cabin</b>
Year Built:	<b>2008</b>	Covenants:	<b>Covenants-No</b>
Total SqFt:	<b>960</b>	Builder:	
Acres Est:	<b>5.85</b>	Possession:	<b>Immed</b>
Bedrooms:	<b>0</b>	Close Price:	
Baths:	<b>0</b>	Close Date:	
Garage Stalls:	<b>0</b>		
Address:	<b>0 Rolling Stone Road Kylertown, PA 16847</b>		

### Specifications/Legal

SqFt, Above Grd:	<b>960</b>	Garage Type:	<b>None</b>
SqFt, BG Unfin:		Drive Type:	<b>Dirt</b>
SqFt, BG Fin:		Exterior:	<b>Vinyl</b>
Air Conditioning:	<b>None</b>	Roof Type:	<b>Metal</b>
Heat Type:	<b>None</b>	Fireplaces:	<b>0</b>
Heat Fuel:	<b>Electric</b>	Frpl Fuel:	<b>None</b>
HVAC Costs/Mo:		Property Code:	<b>TP-000-0000-5-9</b>
Water Sitrn:		Parcel:	
Water:	<b>Public</b>	Basement:	<b>Crawl</b>
Sewer:	<b>On Site</b>	Walk Out:	<b>No</b>
Zoning:	<b>None</b>	Lot Size:	<b>5.85 acres</b>
Deed Book/Page:	<b>2008-02283</b>		

### Layout

LIVI MNFL

### Area

MLS Area: **West Branch**  
Region:

### Schools

Elem: **West Branch**  
JH/Mdl: **West Branch**  
High: **West Branch**

### Interior Property Features

### Exterior Property Features

Electric to Property  
Porch  
Wooded Lot

### Taxes/Fees

Gross Taxes: **77**  
Tax Year: **2008**  
Assessments:  
Assoc Fee:

### Available Financing

### Included

**Public water tap-on**

### Not Included

### Description

Sportsman property! But surely acceptable for a vacation home too. Newly constructed cabin shell waiting for your interior design to make it your special retreat. Across the road from State Game land #100 with 19,000 acres for hikers & hunters.

### Listing Information

Owner:	STEFFAN, Dylan	Listing Agent:	<b>Sharon Hall</b>	Selling Agent:	
Phone:	<b>L/O</b>	Agent Phone:	<b>237-6543 x 33</b>	Selling Office:	
Occupant:	<b>New</b>	Listing Office:	<b>Coldwell Banker University</b>	Concess:	
Key Loc:	<b>Lkbox-no</b>	Office Phone:	<b>814-237-6543</b>	BA: <b>Yes</b>	Comm: <b>2.7</b>
Financing:		Bonus:		D/V: <b>No</b>	
LS:	<b>No</b>	SA: <b>No</b>	D/V:	Min Com:	NA: Comm: D/V:
Instructions:	<b>Kylertown Exit off I-80, continue past Truck Plaza, Rolling Stone Road approx. 2 miles, see sign on left. Finally a NEW CONSTRUCTION CABIN with electricity, public water, on site septic and a wooded lot. Near State Game lands.</b>				

*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