

59 MUSSELMAN ROAD		MLS# 33687		
School District	Bald Eagle	Status	Active	
City	Clarence	Type	Single Family	
State	PA	List. Type	Exclusive Right To Sell	
Municipality	Burnside TWP.	Conditions	Yes	
Zip Code	16829	List Price	\$69,000	
County	Centre	Sale Price		
Subdiv/Nbrhd		Pending Date		
Style	Cabin,Ranch	Sale Date		
Zoning	ForestOpenSpace			
Total Taxes	\$1,040			
Tax Year	2011			
Property Code	01-12-31			
Total Bdrms		Total Half Baths		Abv Grd Sqft 672
Total Full Baths		Year Built	2011	Total Fin Sqft
Assoc Fee		Cap Fee		
Fee Frequency				
Assoc Fee Incl				
Exterior	Log,Wood Siding	Basement	Crawl	
Roof	Shingle	Walkout	No	
New Construction	No			
Heat Type	None	# of Fireplaces		
AC Type	None	Fuel Type	None	
Water Type	None	Fireplace Fuel	None	
Sewer Type	Other			
	Main	Upper	Lower	Bsmt
Total Fin Sqft				
Room Comments	Thermstar Pella Windwos- Interior- unfinished framed for cathedral ceiling in kitchen & living area.			
Included				
Not Included				
Lot Acres	5.00	Garage Type	None	
Roads	Dirt	Garage Stalls		
Garage Sqft		Driveway	Dirt	
Ext. Features	Porch			
Site Influences	Wooded Lot			
Deed Book Page	2063-0160			
Owner	STEFFAN, Dylan & Tina			
Directions	From I-80 to Snow Shoe Exit 147 turn right onto Route 144 to left onto Fountain Road, proceed to right Walnut Rd at stop sign turn right pass Sportman's Club continue to gate drive until cul-de-sac see sign & log sided cabin.			
<p>PUBLIC REMARKS: Peace and quite invites you to this 5 acre site. Cabin is on a crawl foundation, Pella windows, asphalt shingles on roof, log siding, front and back metal doors. Seller is available to finish interior or negotiate some interior construction. Buyer can also add their custom touches for the living space. Just a short walk to Sproul State Forest and PA Game Lands. Come hunt, bike, fish or relax on the covered front porch.</p>				
Listed By	COLDWELL BANKER UNIVERSITY RL			
		This listing information is provided to you by: SHARON HALL of COLDWELL BANKER UNIVERSITY RL Agent: 814-237-6543 Office: 814-237-6543 sharonhall@verizon.net http://www.cbur.com 126 E. Foster Ave. State College, PA 16801. http://www.cbur.com		
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