

# Stone Arch Real Estate

## 717-248-6400

October 23, 2009



Listing #:	<b>22sb49</b>	Status:	<b>Active</b>
List Price:	<b>\$265,900</b>	Style:	<b>2 Story</b>
Year Built:	<b>2006</b>	Ownership:	<b>Single Family</b>
Total SqFt:	<b>2,178</b>	Terms:	
Acres Est:	<b>0.48</b>	Possession:	
Bedrooms:	<b>4</b>	Close Price:	
Baths:	<b>2.5</b>	Close Date:	
Garage Stalls:	<b>2</b>		
Address:	<b>121 Brittney Lane Reedsville, PA 17084</b>		

### Specifications/Legal

SqFt, Above Grd:	<b>2,392</b>	Garage Type:	<b>Attached</b>
SqFt, Main:	<b>0</b>	Garage SqFt:	<b>408</b>
SqFt, Below Grd:	<b>1,089</b>	Drive Type:	<b>Crushed Rock</b>
Air Conditioning:	<b>Central</b>	Exterior:	<b>Vinyl siding</b>
Heat Type:	<b>Forced warm</b>	Trim:	<b>Dry Wall</b>
Heat Fuel:	<b>Electric</b>	Roof Type:	<b>Shingle</b>
Avg Utilities:		Walk Out:	<b>No</b>
Water Sftnr:	<b>None</b>	Fireplaces:	<b>1</b>
Water:	<b>Municipal</b>	Frpl Type:	<b>Gas</b>
Sewer:	<b>Municipal</b>	Tax Map #:	<b>14-03-0446</b>
Zoning:	<b>Commercial</b>	Parcel:	<b>14-03-0446</b>
Lot Size Desc:	<b>0.48</b>	Basement:	<b>Full Bsmt Unf</b>
Legal Desc:	<b>14-03-0446, 554-0103</b>		

### Layout

LIVI	MNFL	14x15	Carpet
DINI	MNFL	12x10	Carpet
KITC	MNFL	17x12	Vinyl
FULL	2NDF	10x8	Vinyl
FULL	2NDF	8x8	Vinyl
1/2	MNFL	6x8	Vinyl
MAST	2NDF	15x16	Carpet
BEDR	2NDF	12x12	Carpet
BEDR	2NDF	13x12	Carpet
BEDR	2NDF	12x11	Carpet
FAMI	MNFL	12x18	Vinyl

### Area

MLS Area: **Mifflin County**  
Twp or Boro: **Brown**  
Sec-Twn-Rng: **- 14 -**

### Schools

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

### Amenities

Eat-in kitchen  
Foyer  
Master bath  
Porch, Covered  
Whirlpool Tub

### Taxes/Fees

Gross Taxes: **1263,**  
Tax Year: **2006**  
Tax Class:  
Assessments:  
Assoc Fee:

### Included

### Not Included

### Available Financing

Cash  
Conventional  
PHFA  
Wrap Around

### Comments

Nearly a half acre lot, landscaped with flowering shrubs, four bedrooms, 2 full baths, powder room, 2nd floor laundry, formal living room, formal dining room, family room with gas fireplace, electric heat pump with central air--

### Listing Information

Owner:	<b>Fine Line Homes, L.P.</b>	Listing Agent:	<b>Sharon Brode</b>	DOM:	<b>1,121</b>
Phone:		Agent Phone:	<b>717-248-6400x15</b>	Selling Agent:	
Occupant:	<b>Vacant</b>	Listing Office:	<b>Stone Arch Real Estate</b>	Selling Office:	
Key Loc:	<b>Lockbox</b>	Office Phone:	<b>717-248-6400</b>	Concess:	
Contingency:		Bonus:		SA: <b>No</b>	Comm: <b>D/V: No</b>
Financing:		BA: <b>Yes</b>	Comm: <b>3.0</b>	NA: <b>No</b>	Comm: <b>D/V: No</b>
Exclusive:	<b>Yes</b>	Min Com:			
Instructions:	<b>Home has never been lived-in!!</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