

# Stone Arch Real Estate

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Prepared by:

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Listing #: **22KR710** Status/Ctgy: **Active, N/A**  
List Price: **\$258,900** Style: **Ranch**  
Year Built: **2009** Ownership: **Single Family**  
Tot AG SqFt: **1900** Terms: **N/A**  
Acres Est: **.35** Possess:  
Bedrooms: **3**  
Baths: **2**  
Garage Stalls: **2**  
Address: **57 Brittney Lane**  
**Reedsville, PA 17084**

## Specifications/Legal

AG SqFt:	Garage Type: <b>Attached</b>
Fin BG SqFt:	Garage SqFt:
Tot BG SqFt:	Driveway: <b>Macadam</b>
Air Conditioning: <b>Central</b>	Exterior: <b>Stone &amp; Vinyl</b>
Heat Type: <b>Heat pump</b>	Trim Type: <b>N/A</b>
Heat Fuel: <b>Electric</b>	Roof Type: <b>Shingle</b>
Avg Elec: <b>N/A</b>	Walk-Out: <b>No</b>
Water Softener:	Fireplaces: <b>0</b>
Water: <b>Municipal</b>	Tax Map #: <b>14,03-0452</b>
Sewer: <b>Municipal</b>	Parcel:
Zoning:	Basement: <b>Full Bsmt Unf</b>
Lot Size Desc: <b>0.35</b>	

## Layout

Room	Floor	Size	Comments
LIVI	MNFL	15x18	HW Flr, Cathedral ceiling
DINI	MNFL	11x11	HW Flr
KITC	MNFL	12x19	HW Flr, Brkst Nook, Bar, Hickory Cabinets
LAUN	MNFL		Ceramic Flr, sink, cabinets
MAST	MNFL	13x16	HW Flr, tray ceiling, WIC, Master Bath
BEDR	MNFL	11x13	HW Flr
BEDR	MNFL	10x11	HW Flr
FULL	MNFL		Ceramic Flr, Tub/shower
FULL	MNFL	7x12	Master; ceramic flr, walk-in shwr

## Area

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

## Schools

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

## Home Amenities

Breakfast Nook  
Eat-in kitchen  
Garage Door Opener  
Hardwood floors  
Master bath  
Mudroom  
Patio  
Walk-in closet

## Property Features

Deed Restrictions  
Development  
Level

## Taxes/Fees

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

## Available Financing

## Included

Range, microwave, dishwasher

## Comments

Quality rancher in popular Edgewood Estates! Newly constructed 1900 sq ft home built by Beatty Homes features 3 BR, 2 Bath, family rm w/ vaulted ceiling, kitchen with bar & breakfast nook, dining area, 1st flr laundry rm, and 2 car garage. Beautiful natural finish Hardwood flrs thru-out, Ceramic flr in bathrooms & Laundry/Mudroom. The kitchen features hickory cabinets, a large breakfast bar, and nook area for a table

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**Residential**

