



CENTRAL PA
rural property

D R E A M L I F E S T Y L E S

Don Myers | **Jennifer Neely**
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BUILDING LEGEND

Information pulled from appraisal Report

444 Plessinger Road
Warfordsburg, Pennsylvania 17267



RE/MAX Centre Realty
1375 Martin Street
State College, PA 16803



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Building #1 Office/ Dormitory

This building began as a small 18x20 foot 1.5 story frame structure built on a concrete slab with a metal roof. Later a 20x40 two story addition was built on the north side. Today the log building houses a large activity room, a small meeting room and two handicapped accessible rest rooms on the first floor and three bedrooms and one bath on the second floor. Floors are tile and carpeting. Walls are painted drywall and wood. The building is heated by gas warm air furnace with central air conditioning. Entrance is by a door in the front of the building as well as wooden stairs serving the main and upper level. The living area is 2,320 square feet. The building seems to be in excellent condition.

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Building #2 Storage Shed

To the north east side of the first building are two frame/log sheds. The first shed herein referred to as Building #2 has unfinished interior walls. Half of the floor is concrete and half dirt. There are two overhead doors in the front for access. The building is used for small machine storage. Total square footage is 1,792. The building is in good condition



Building #3 Stable

Immediately to the north side of Building #2 is a 16x40 frame/log building with a metal roof having 640 square feet of space. The floor is dirt and the building is used as a stable. Two sliding track frame doors provide access on the north side of the building. Condition is good.

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Building #4 Gym

On the south side of the dirt land there is a 20 foot by 20 foot building on a concrete slab with a metal roof that is used currently as a gym. The heat source is propane with a window unit air conditioner. Interior is wood sided walls and tile floor. The 400 square foot building is in good condition.

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Building #5 Barn

There is a 45 x 35 foot frame bank barn with a metal gambrel roof system. The main level has a dirt floor and is used as stables. The second floor used as a work shop is heated and air conditioned. There is an overhead door on the west side of the building and various pedestrian doors and windows on the first floor. This building has a total of 3,150 square feet of usable space and seems to be in average condition.



Building #6 Small Office

Adjacent to the bank barn is a small 16 foot x 16 foot building used as an office. The frame structure is on a concrete slab with a metal roof. The building is heated by a propane gas heater with a window air conditioning unit.

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Building #7 Covered Riding Arena

This is a 60 foot diameter covered riding ring with a dirt floor. It was built in 2004.



Building #8 Horse Barn

This is a 16 foot x 90 foot building which houses stables for the many horses kept on the property. This is a frame sided building with a metal roof. Each stall has a split door and access to a fenced corral.

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Building #9 Dwelling

This building is an old farmhouse built around 1901. It was completely remodeled in 2004 with additions. The exterior is log/frame with a single roof. There is stone around the foundation on the lower level. The original portion of the 2 story house was approximately 25x40. The first and second floors of the original dwelling are now used as offices. A one story addition with basement was added to the south side of the house bringing the total square footage to 2,509. The main level of the addition has a kitchen and great room with a floor to ceiling stone fireplace. There a rear door to a large deck on the south side of the dwelling. The basement of the addition has been finished with a large recreation room, a full bath, one bedroom, a full kitchen with a woodstove insert adding approximately 900 square feet of usable living space. There are a total of four full baths on the first and second levels. Heating and cooling is supplied by a heat pump in the addition. The original portion has electric units with window air conditioners.

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Building #10 Office (Beside House)

This small building is used as an office. It is built on a slab with log/frame exterior and shingle roof. Usable area is 200 square feet. Building is in average condition.

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Building #11

This is a 24 foot by 78 foot one story building originally built as a duplex. It has now been opened up and is used as a one. The exterior is frame and vinyl and the roof is asphalt shingle. The interior has two kitchens, six bedrooms, 2 full baths and two living rooms. The floors are tile and the walls are painted drywall. Heat is provided by an oil forced air furnace and cooling by window unit air conditioners. There are 1,872 square feet of living area. This building seems to be in good condition.

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#12 Dormitory

This dormitory building was built in 1994. It is a 38 foot by 72 foot two story structure with an exterior of log/frame with a lower level of stone and an asphalt shingle roof. The heat source is a wood fired hot water baseboard system with the wood burner in a shed outside the building. The heated water runs through pipes to the dwelling and is distributed by baseboard units. It is cooled by window air conditioning units. There are six bedrooms and four baths on the first level and a half bath, full kitchen, three offices, a mud room and a great room on the second. The total living area is 5,472 square feet. The land is sloped allowing for an exposed basement or lower level.

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Additional Structures



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