

## Description of G.A. Chilcote property

161 Leck Hollow Rd

Haines Township Centre County PA

The property includes a 3800 sq. ft., 1½ story frame house and a 490 sq. ft. metal shop/ implement shed on 10 acres of woodland located ¼ mile northeast by private road from Ingleby Rd and the village of Ingleby, Haines Township Centre County, PA.

The house has 2087 sq. ft. of living space and 823 sq. ft. of attached garage and concrete porches on the ground floor. There is 1332 sq. ft. of living space on the second floor for a total of 3419 sq. ft. of living space exclusive of the garage and porches.

In addition to living room, dining room, kitchen and laundry there are 6 bedrooms, 3 baths and ample storage spaces. 5 bedrooms and the hallways are carpeted. The living room, dining room and one large dormitory/bedroom have composite wood floors. The vestibule, kitchen and laundry have tile floors. The vestibule, living room and dining room, including the cathedral ceilings are paneled in knotty pine. The remainder of the house is painted dry-wall with

## G. A. Chilcote property (cont.)

There is a 400 sq. ft. open deck with retractible awning serving the living room and master bedroom. A 345 sq. ft. screened porch opens off the dining room. Another 600 sq. ft. of decks at two levels is under construction.

The house has central heating and air conditioning. A 150,000 btu, propane fired boiler provides domestic hot water and ducted hot air via an air handler with both heating and cooling coils. The primary water source is a 500 gallon spring fed tank backed up by a drilled well. All water is filtered and disinfected by ultra violet light before entering the house. Sewage disposal is via a 1000 gallon septic tank, effluent pump and sand mound. Electric service is backed-up by an automatic, propane fueled generator sized to handle the total demand. An engine driven fire pump and 100 foot fire hose, which takes suction from the spring tank, provides emergency fire protection.

The shop/ implement shed is an agricultural metal, pole building wired for electric lights and power tools. It has a concrete floor, 10' sliding double doors and a loft for materials storage.



The premises are served by a  $\frac{1}{4}$  mile private road; the last 100' of which is paved. The road provides gated access to Ingleby Rd, a township road and to the Bald Eagle State Forest road system adjacent to the property. Ingleby Rd. is maintained year round. It provides access to Pine Creek Rd, a paved road and to State Route 45.

Features include:

1. Seclusion in a beautiful setting ~~is~~ surrounded by thousands of acres of mature woodland, ~~and~~ mountains and streams that will never be developed.
2. Few human neighbors and many deer, bears, grouse, turkeys and trout.
3. Direct access by locked gate to the Bald Eagle State Forest road system
4.  $\frac{2}{3}$  miles to Penns Creek a premium native trout stream
5. Miles of trails and roads for hiking, biking and cross country skiing
6. 20 minutes to post-office, schools and super market; 45 minutes to shopping, dining, entertainment, sporting events and a large, thriving employment market in State College, Bellefonte and Lewisburg.