

**The Red Roof Cabin**  
Pine Run Road  
Westover, PA 16692

**\$44,000**  
0.600± Acres  
Clearfield County



**The Red Roof Cabin**  
**Westover, PA / Clearfield County**

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**SUMMARY**

**Address**

Pine Run Road

**City, State Zip**

Westover, PA 16692

**County**

Clearfield County

**Type**

Recreational Land

**Latitude / Longitude**

40.759300 / -78.649800

**Dwelling Square Feet**

580

**Bedrooms / Bathrooms**

1 / --

**Acreage**

0.600

**Price**

\$44,000

**Property Website**

<https://www.landleader.com/property/the-red-roof-cabin-clearfield-pennsylvania/33553>



## **PROPERTY DESCRIPTION**

Pennsylvania lot with camp in quiet setting for sale. The Red Roof Cabin is a unique little retreat for folks needing some R & R in the country. It sits on .6 acre of land along Pine Run Road, which is a two mile stretch of Township Road with a handful of houses and cabins. Large oak trees flank two sides of the cabin creating shady afternoons for outdoor relaxation. The Seller has done various updates to the cabin over the last 12 years. Approximately 12 years ago the cabin was enlarged by converting the porch area into living space, new metal roof, new door, and three new windows were installed. The electric entrance and breaker box has also been updated. Foam installation was sprayed under the floor. A new water line was installed from the spring approximately 3 feet deep to prevent freezing. A heat pump serves as the main heat source, and also provides air conditionings. The heat pump was installed in 2012. It was checked and serviced by a HVAC contractor in August of 2022. There are two wall mounted propane heaters to serve as a backup heat source. The small propane heater in the TV room needs replaced. The Seller has been living in the cabin as a transitional living place until they relocate. The Seller will be taking the refrigerator and freezer. This property is ready to live in, or be the getaway on weekends.

This location will place you nicely for some outdoor recreation amenities: State Game Lands - 4 miles, Prince Gallitzin State Park - 11 miles, Rock Run Recreation Area (ATV Riding) - 8 miles, Chest Creek - Stocked Trout Stream - 2 miles, Cambrian Hills Golf Course - 10 miles. The Seller has priced this property for a quick sale for a cash buyer. Not many properties come on the market in this price range. This property is ready to move with a cash purchase "as is where is". Closing will be 60-90 days from the date of signing of Agreement of Sale. The closing will be contingent upon the Seller closing on a home purchase currently under contract.

Viewing of the property will be by appointment only. The Red Roof Cabin - Come to the country!



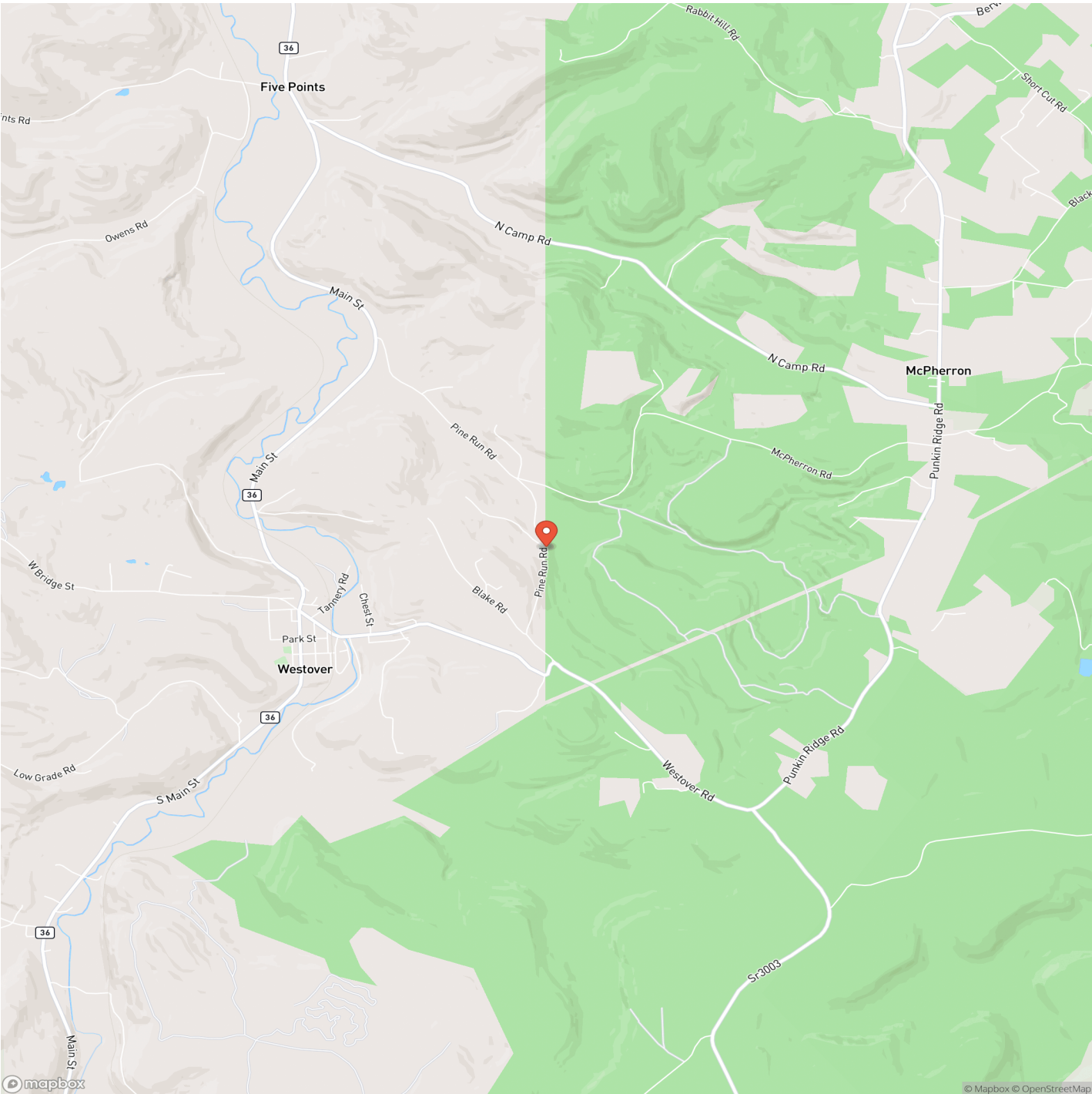
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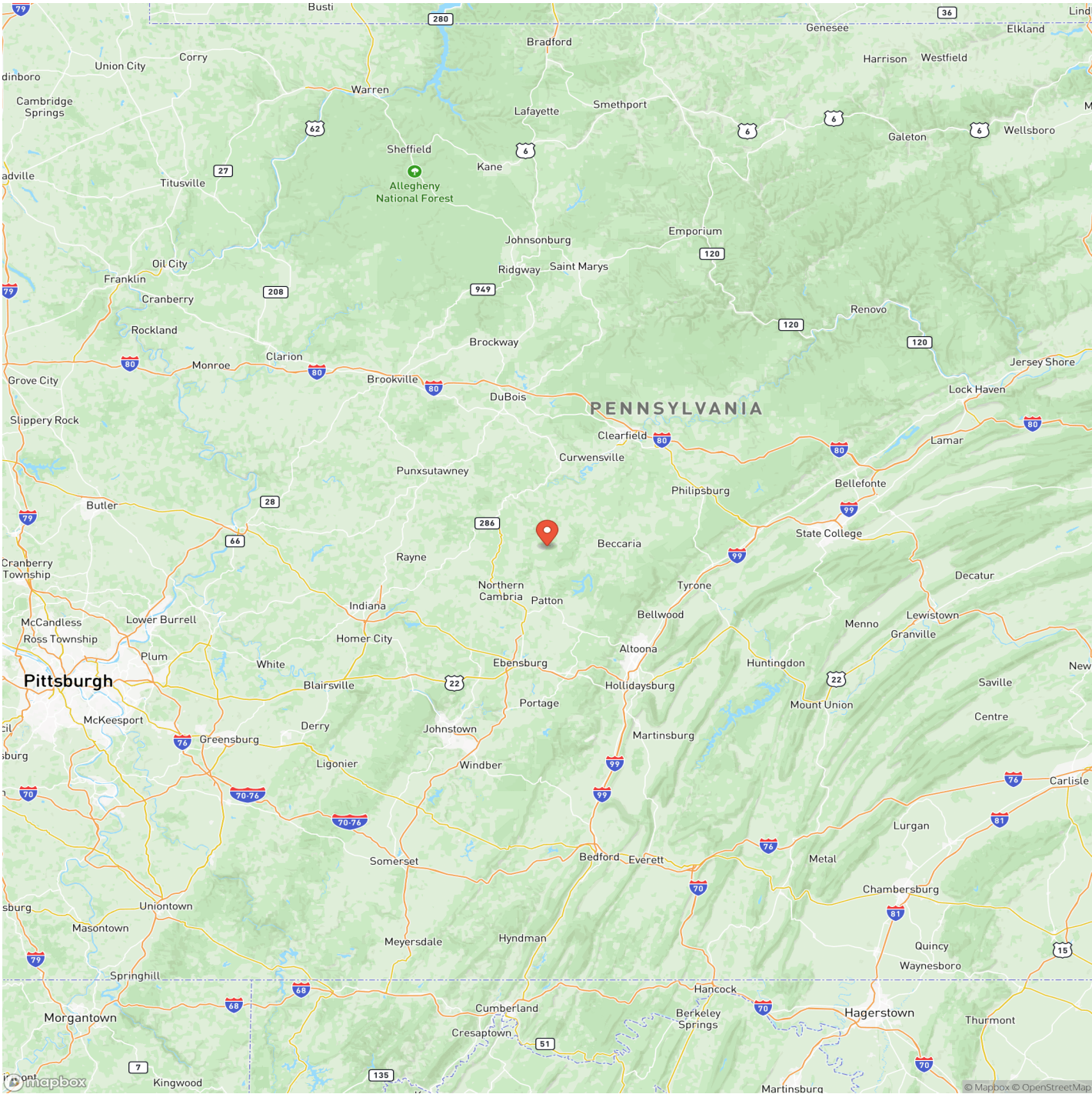




# Locator Map



# Locator Map





# Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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