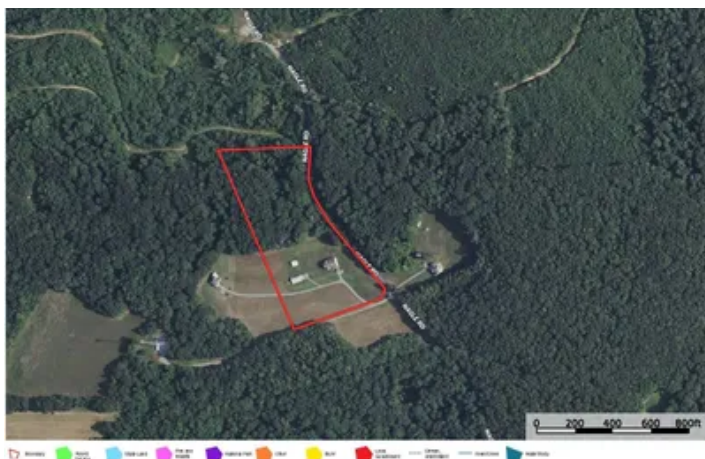


460 Nagle Rd., Cambria County - 9.5 +/- Acres
460 Nagle Rd
Hastings, PA 16646

\$469,000
9.5± Acres
Cambria County



460 Nagle Rd., Cambria County - 9.5 +/- Acres
Hastings, PA / Cambria County

SUMMARY

Address

460 Nagle Rd

City, State Zip

Hastings, PA 16646

County

Cambria County

Type

Residential Property, Hunting Land, Recreational Land

Latitude / Longitude

40.717499 / -78.703022

Dwelling Square Feet

3,600

Bedrooms / Bathrooms

4 / 3.5

Acreage

9.5

Price

\$469,000

Property Website

<https://www.mossyoakproperties.com/property/460-nagle-rd-cambria-county-9-5-acres-cambria-pennsylvania/87774/>



PROPERTY DESCRIPTION

Spacious 4-Bedroom, 3.5-Bath Home on 9.5 +/- Private Acres - Hastings, Cambria County *\$10,000 PRICE REDUCTION + NEW ROOF + HOME WARRANTY + FREE GAS UTILITY***** A Rare Find in Cambria County! Properties offering this level of privacy, acreage, and square footage are incredibly hard to find on the market today.

What you will find...discover the perfect blend of privacy, comfort, and outdoor recreation with this exceptional 3,600-square-foot home situated on 9.5± acres just outside Hastings, Pennsylvania. Located within the Cambria Heights School District, this spacious property offers four bedrooms, three full baths, and one half bath, making it ideal for families, outdoor enthusiasts, or anyone seeking a peaceful country retreat.

The thoughtfully designed floor plan provides both functionality and warmth. Highlighted by a brand-new Owens Corning Platinum 50-Year Roofing System, backed by a 50-year Platinum manufacturer's warranty and a 25-year craftsmanship warranty, offering exceptional quality, durability, and long-term peace of mind. At the heart of the home, the expansive kitchen features abundant cabinetry, generous workspace, and a charming breakfast nook. A bright and inviting sunroom offers versatile space for relaxation, entertaining, exercise, hobbies, or enjoying natural light throughout the year -an ideal setting for morning coffee and scenic views of the woods and abundant wildlife. These multiple living areas create flexibility for gatherings, recreation, or quiet evenings at home.

The main-level owner's suite serves as a private retreat, complete with two walk-in closets, an en-suite bath, and more beautiful views of the surrounding countryside. Each additional bedroom is generously sized and conveniently connected to a full bath. The finished walk-out basement expands the living space and includes radiant floor heating and an additional full bath.

Additional features include:

- Free natural gas allotment (300,000 cubic feet annually) supplying the home's boiler, water heater, stove, oven, and dryer
- Two natural gas fireplaces
- Spring-fed water system providing fresh, year-round water
- High-speed 5G Internet availability
- Included kitchen and household appliances - New Radon Home Mitigation System (0.3 ±1.1 pCi/L)
- Borders state game lands
- Cambria Heights School District
- Seller-provided home warranty - Minutes away from Chest Creek (stocked trout stream), Rock Run Recreation Area (ATV Trails) and Cambrian Hills Golf Course Outside, you'll find a large workshop with running water and a car lift, plus a second equipment/ATV/boat storage building.

The property's partially wooded acreage offers endless possibilities for hiking, hunting, gardening, hobby farming, or simply enjoying the tranquility of nature. Bordering Pennsylvania State Game Lands, the property provides direct access to extensive outdoor recreation opportunities right from your backyard.

This remarkable property is within driving distance of Prince Gallitzen State Park (Glendale Lake), Ebensburg, Johnstown, Punxsutawney, Clearfield, Altoona, and Indiana.

******With a fresh \$10,000 price reduction, new roof, and home warranty, this Cambria County gem won't last long******

460 Nagle Rd., Cambria County - 9.5 +/- Acres
Hastings, PA / Cambria County

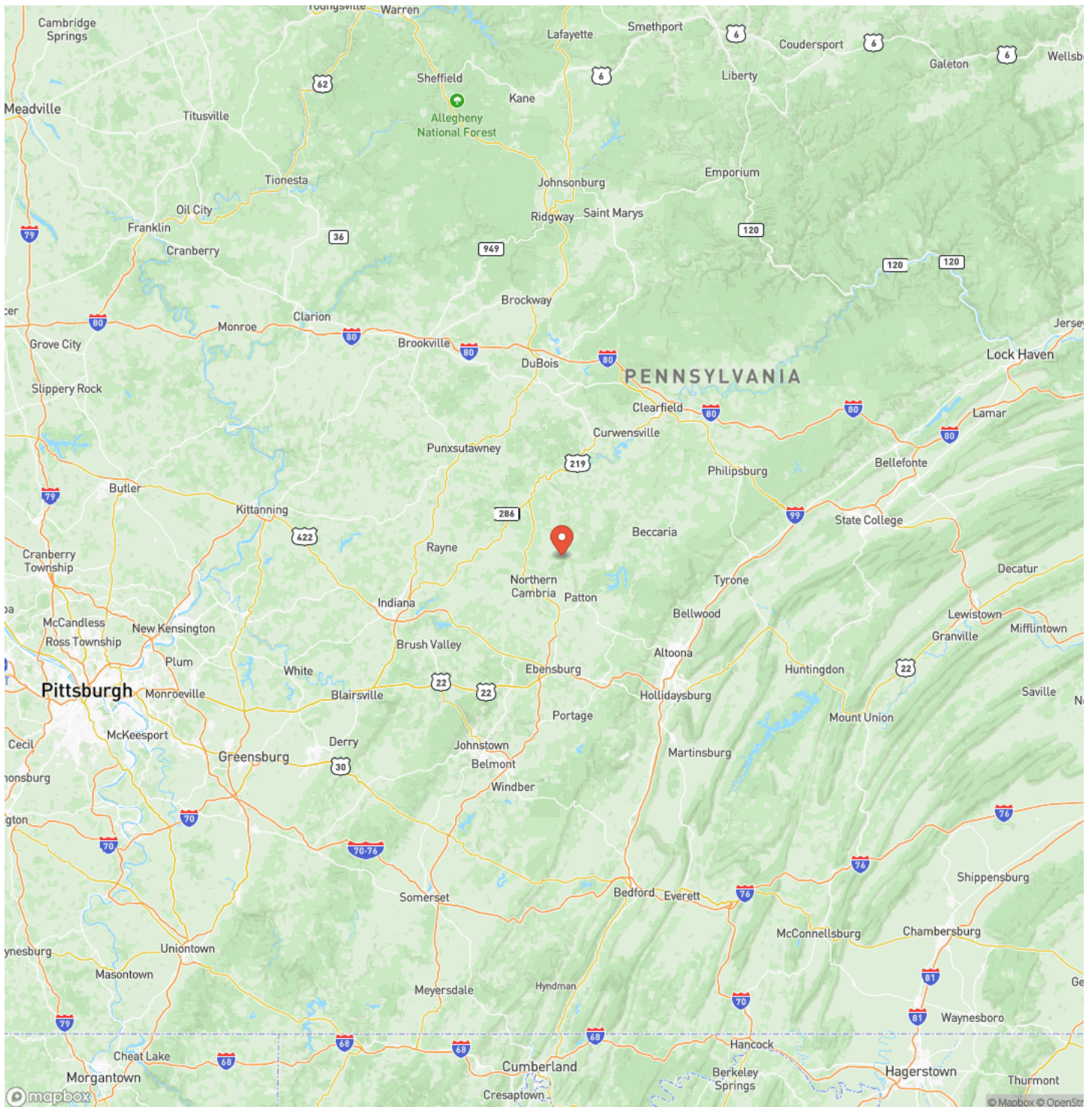


Locator Map



460 Nagle Rd., Cambria County - 9.5 +/- Acres
Hastings, PA / Cambria County

Locator Map



460 Nagle Rd., Cambria County - 9.5 +/- Acres
Hastings, PA / Cambria County

Satellite Map



460 Nagle Rd., Cambria County - 9.5 +/- Acres
Hastings, PA / Cambria County

LISTING REPRESENTATIVE

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City / State / Zip

Belle Vernon, PA 15012

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://palandpro.com/>

[illegible]

<https://palandpro.com/>

DISCLAIMERS

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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