

**Belen Circle, Washington County - 41 +/- Acres**  
22 Belen Hill Circle  
Eighty Four, PA 15330

**\$2,499,000**  
41± Acres  
Washington County



**Belen Circle, Washington County - 41 +/- Acres  
Eighty Four, PA / Washington County**

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**SUMMARY**

**Address**

22 Belen Hill Circle

**City, State Zip**

Eighty Four, PA 15330

**County**

Washington County

**Type**

Single Family, Undeveloped Land, Residential Property,  
Recreational Land

**Latitude / Longitude**

40.22805 / -80.132095

**Dwelling Square Feet**

4748

**Bedrooms / Bathrooms**

4 / 4.5

**Acreage**

41

**Price**

\$2,499,000

**Property Website**

<https://www.mossoakproperties.com/property/belen-circle-washington-county-41-acres-washington-pennsylvania/88275/>





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### **PROPERTY DESCRIPTION**

**41 +/- Acres | 4 Bedrooms | 4.5 Baths | 3,500+ Sq. Ft. Living Area + Finished Game Room & Attic | Canon-McMillan School District**

Welcome to **22 Belen Circle**, an extraordinary residence nestled on **41 +/- private acres** in the highly regarded **Canon-McMillan School District**. This exceptional property combines refined architecture, generous living space, and the natural beauty of Pennsylvania's countryside to create a rare offering.

Inside, you'll find **3,500+ square feet of thoughtfully designed living space**, featuring **4 bedrooms and 4.5 baths**. The home's **open floor plan** is accentuated by expansive windows, filling each room with natural light while capturing sweeping views of the rolling landscape.

The main level offers a seamless blend of comfort and function, with a **full kitchen and breakfast nook, dining room, living room, parlor**, and a **large family room with a natural gas fireplace**. Additional conveniences include a **private office, laundry room, powder room**, and **direct access to the three-car garage**. Modern features such as a **whole-home intercom system** and **central vacuum system** add to the ease of daily living.

Downstairs, a **1,248-square-foot finished game room** provides the perfect space for recreation and entertaining, highlighted by a **natural gas fireplace and a large wet bar**. The **finished attic** offers versatility for a home office, guest suite, or creative retreat—tailored to meet your lifestyle.

Outside, the **rolling hills and wooded acreage** create a serene, private backdrop for everyday living. Whether enjoying quiet evenings or hosting gatherings, the seamless connection between indoor and outdoor spaces enhances the home's appeal. All of this comes with the convenience of being just minutes from major routes, shopping, dining, and all that **North Strabane and Washington** have to offer.

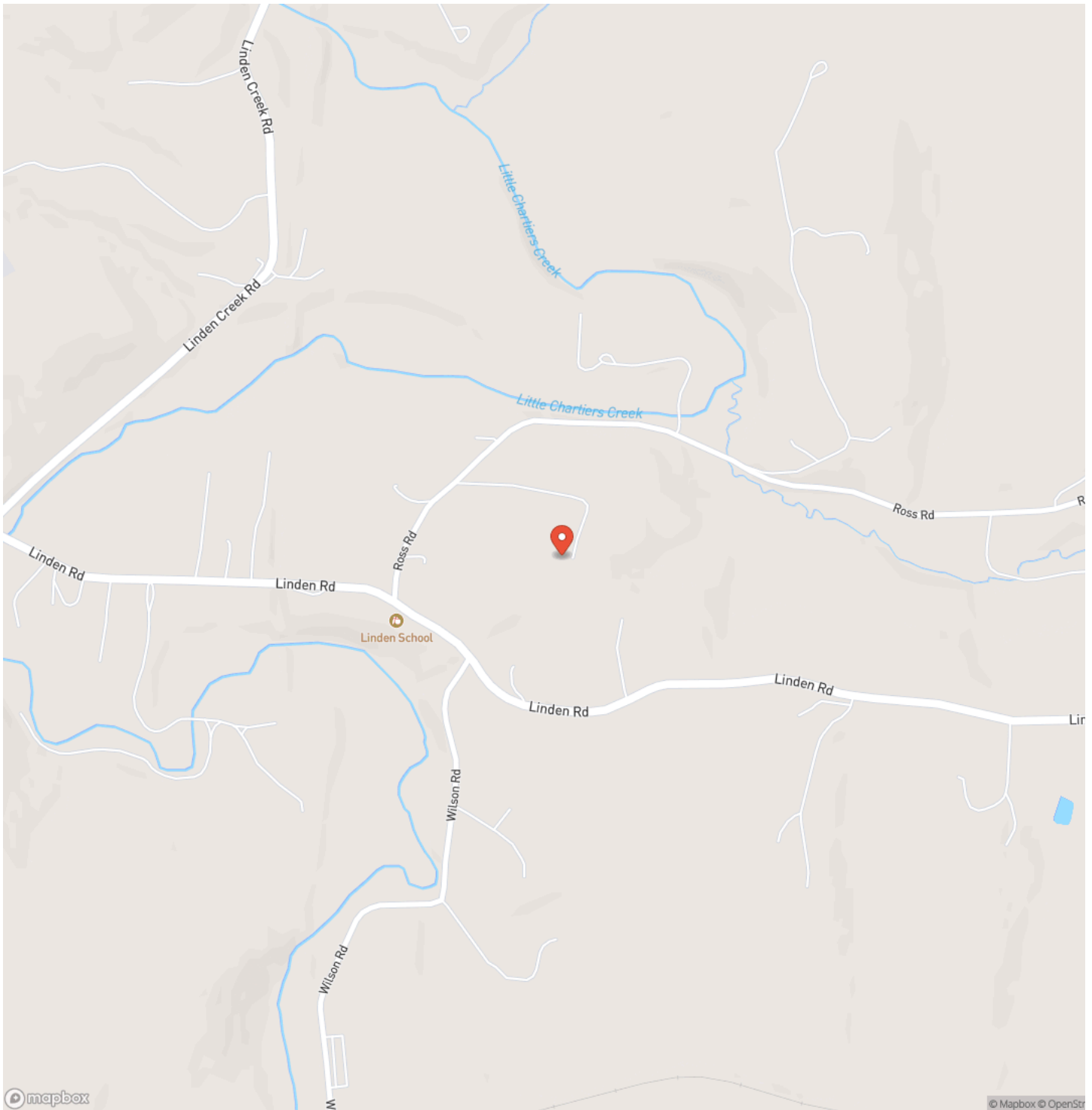
**22 Belen Circle is more than a home—it's a lifestyle of space, privacy, and natural beauty, paired with the comfort of modern living.**

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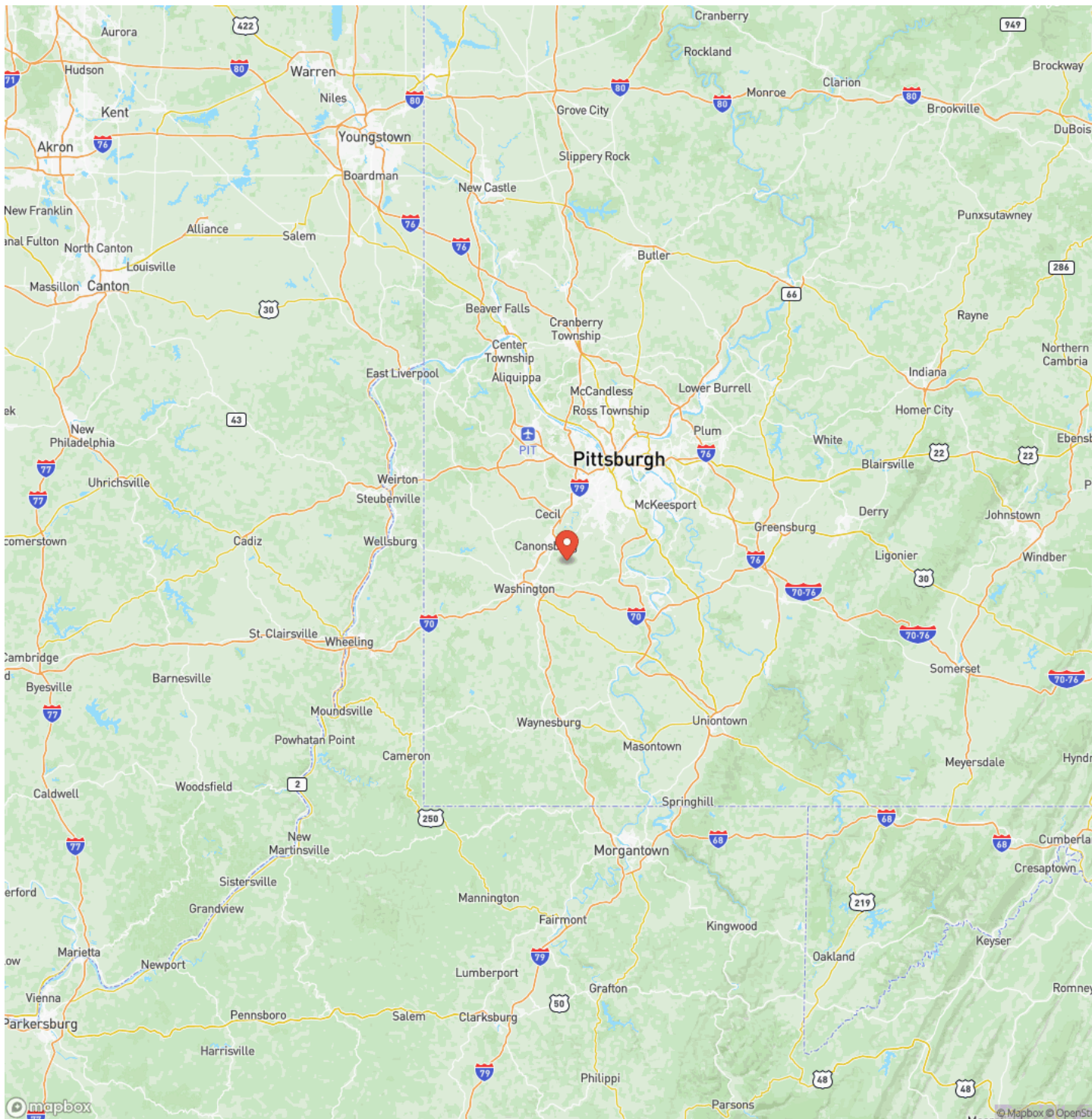
## Locator Map





## Eighty Four, PA / Washington County

## Locator Map





## Satellite Map



**Belen Circle, Washington County - 41 +/- Acres  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Benjamin Beck

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## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**  
**[mossyoakproperties.com](http://mossyoakproperties.com)**

## **DISCLAIMERS**

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**Mossy Oak Properties Pennsylvania Land Professionals**

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