

Ruby's Gem
1277 Patchin Hwy.
Cherry Tree, PA 15724

\$179,000
4± Acres
Clearfield County



Ruby's Gem
Cherry Tree, PA / Clearfield County

SUMMARY

Address

1277 Patchin Hwy.

City, State Zip

Cherry Tree, PA 15724

County

Clearfield County

Type

Residential Property, Single Family, Business Opportunity

Latitude / Longitude

40.740069 / -78.792173

Taxes (Annually)

1155

Dwelling Square Feet

1568

Bedrooms / Bathrooms

3 / 2

Acreage

4

Price

\$179,000

Property Website

<https://www.landleader.com/property/ruby-s-gem-clearfield-pennsylvania/49881>



PROPERTY DESCRIPTION

Ruby's Gem is a very nice home sitting on 4 acres of land in the rural setting of southern Clearfield County. The Seller is a third generational owner. Although she holds many nostalgic memories, she believes it is time to let this gem pass onto a new buyer. The Seller's grandfather, a talented craftsman, built the home around 1927. The unique features of his quality work are evidenced by the sound structure, and the detail in the woodworking. The home has a history of being well maintained and cared for by the Seller's grandmother, Ruby, and her mother. This is quite unique to have the same family caring for a home from the original construction for almost 100 years.

Ruby's Gem is two story house, accented with the good old fashioned farm style wrap around porch. It is a friendly reminder that porches used to be big! An 8-foot porch wraps completely around the front and right side of the house. The side entrance has an 8' X 14' porch. The 4-acre lot is mostly cleared and lies behind the house. There is plenty of room for a garden, or even could be considered for keeping some animals. The home is located just over 1 mile north of the small town of Cherry Tree along Route 219.

The home maintains much of the beauty from the original construction. The first floor has hardwood floors, with tile in the kitchen. Original cabinetry is in the kitchen, along with an added island. Heat is hot water radiators, supplied by an oil boiler, which was newly installed in December 2017. A new electric water heater was also installed in 2017. The gas stove is served by propane, along with a propane wall heater in the basement. A culligan water treatment system is installed. All appliances are included.

The Seller's mother had a great interior design talent, which is featured throughout. The home is being sold with all furniture and contents, along with most of the wall art, artifacts, and pictures. A buyer can move into their new home fully supplied. The pots, pans, dishes, and silverware are in the cabinets, just bring the milk and eggs! The beds are made up and you will find extra linens in the closet. The Seller will be removing some selected personal items from the home and garage.

An added feature of this property is the 4-acre lot. A little less than an acre is lawn. The remaining 3 acres has been mowed yearly to maintain as open field. There is a small pocket of trees in the northeastern corner. Within a short distance from the house is a two-car garage (18'X 20'), which has been used for keeping the car in and lawn equipment.

This quality property could be considered for single family residence, second home, Airbnb, or rental.

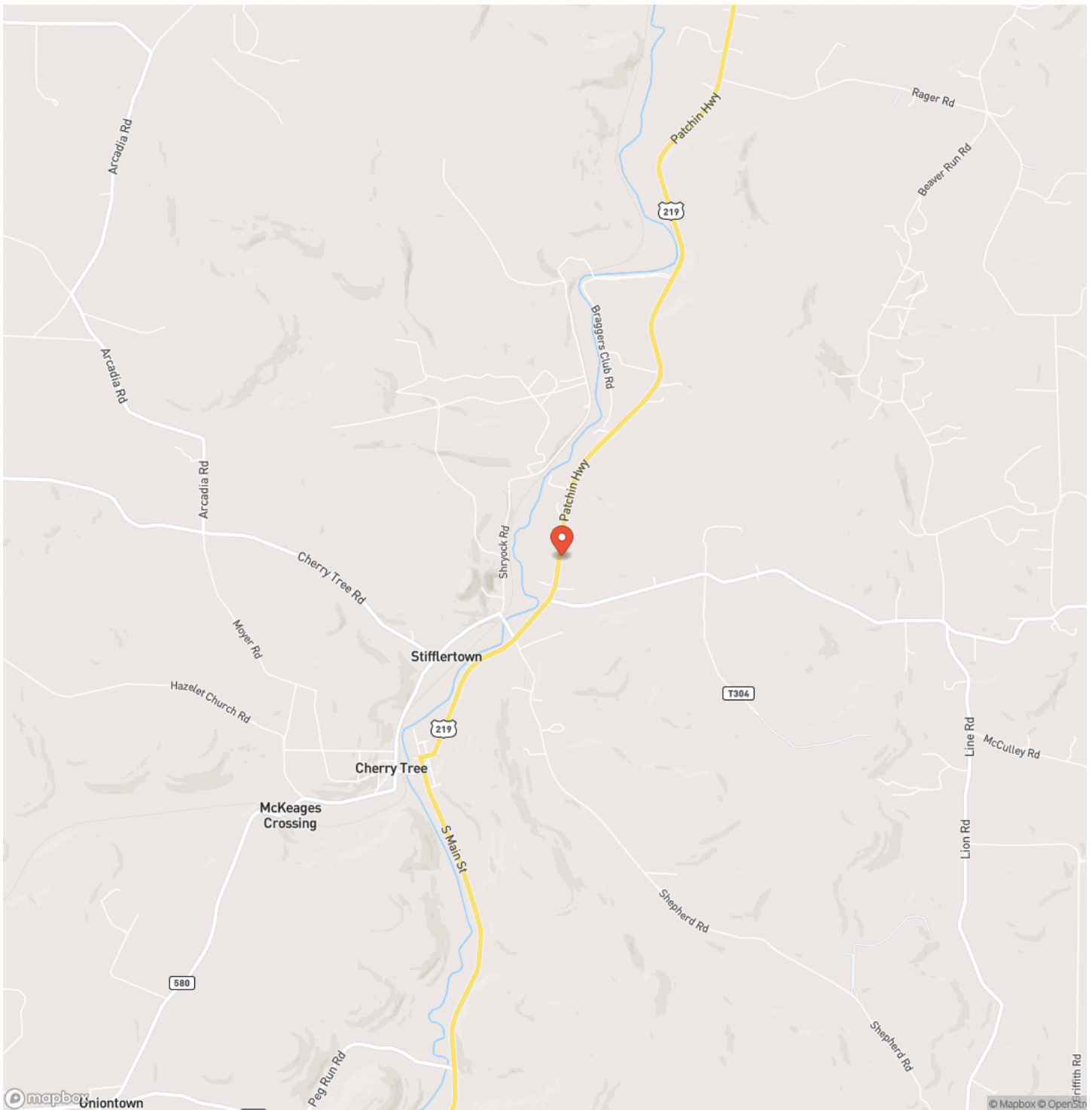
The location of Ruby's Gem adds some nice recreational amenities. Within 5 minutes is the Chetremon Golf Course, along with Beaver Run, a wild trout stream. State Game Lands 185 is 15 minutes away. Within 40 minutes is Ghost Town Bike Trail, Prince Gallitzin State Park, and Rock Run Recreation Area (ATV Riding). The Susquehanna River is nearby which offers fishing and kayaking.

Ruby's Gem – Welcomes you to rural PA!

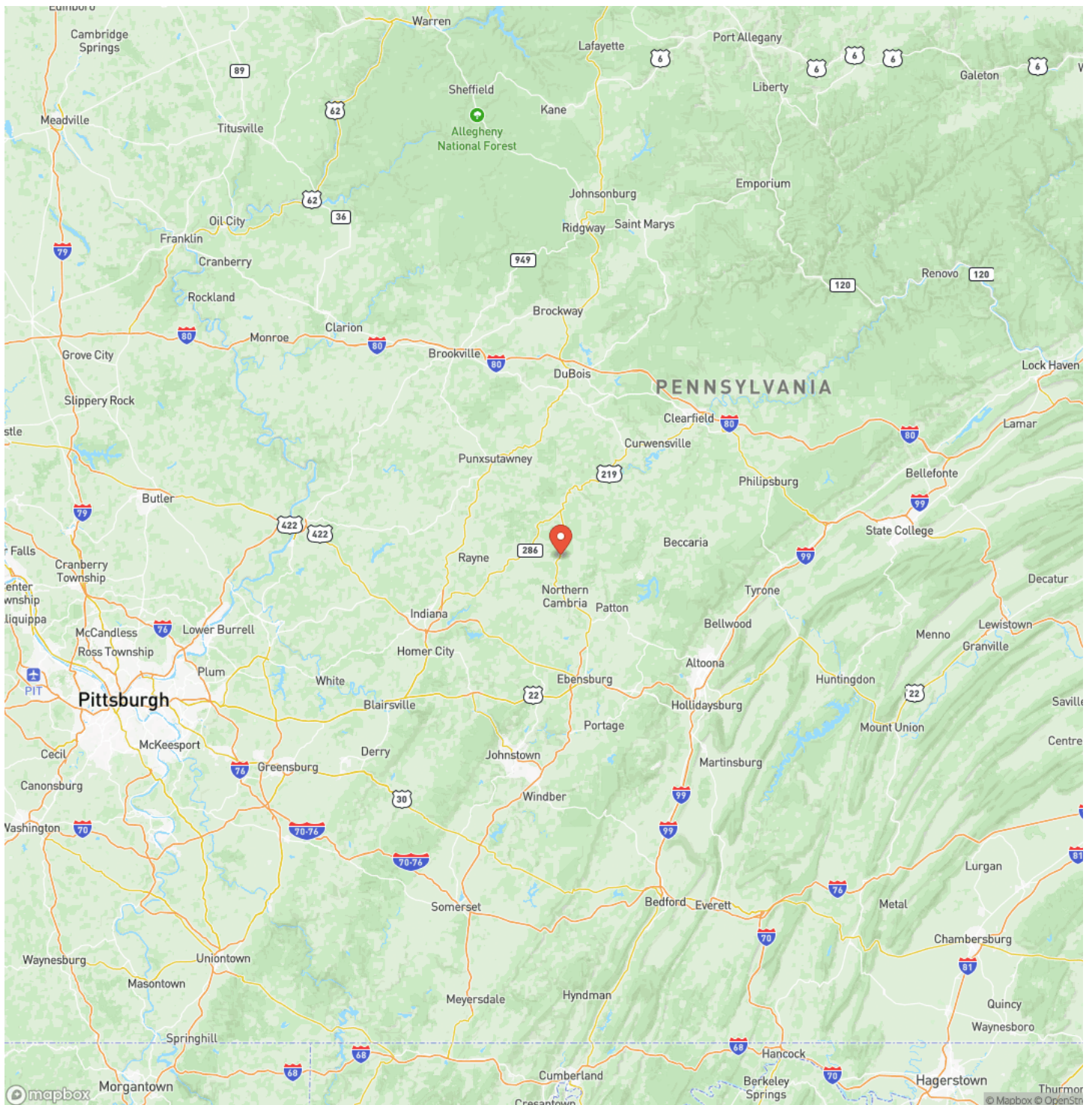
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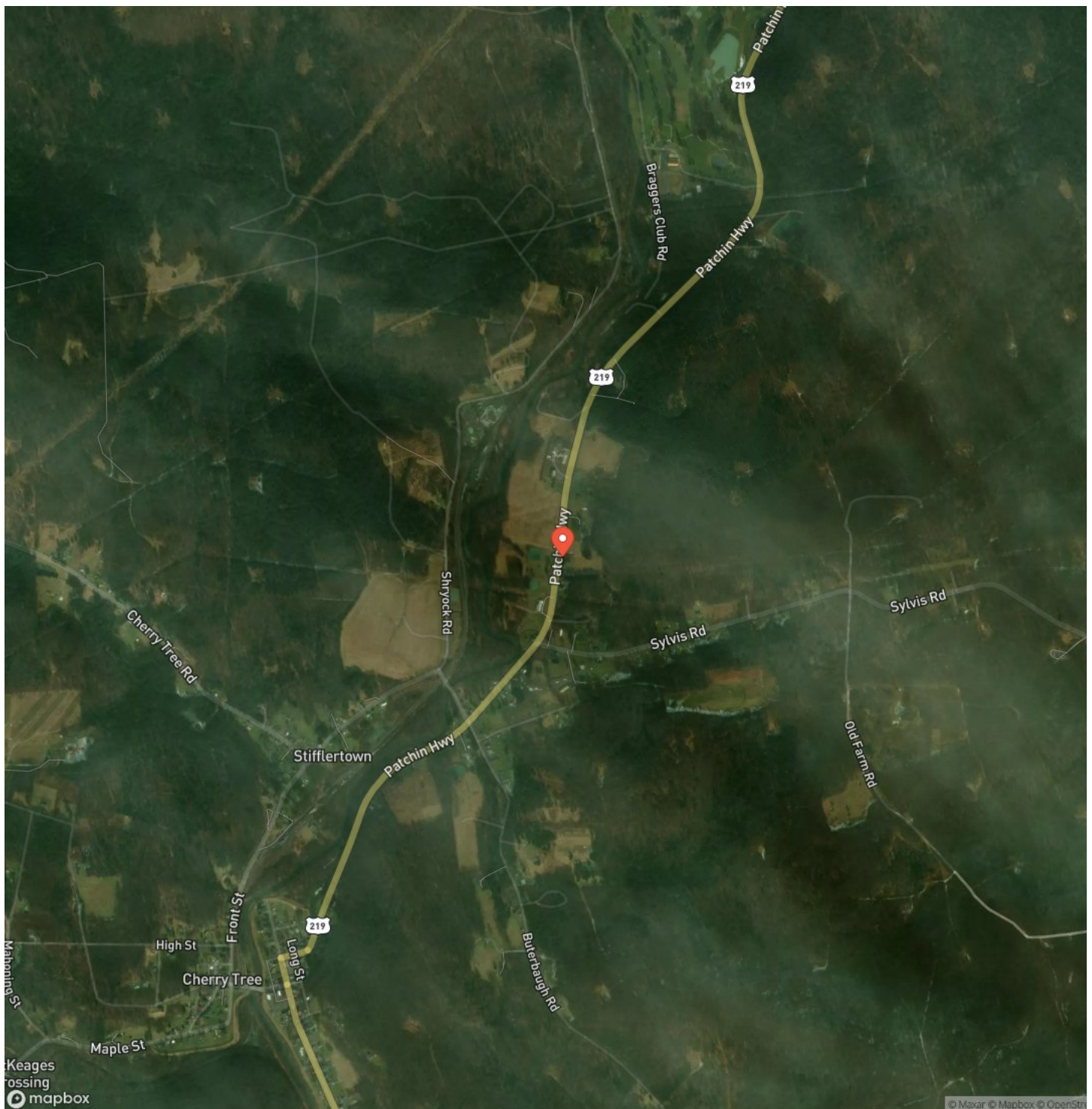
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ron Westover

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City / State / Zip

Cherry Tree, PA 15724

NOTES

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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.



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.



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