

Rose Rd., Fayette County - 7+ acres  
131 Rose Rd.  
Mount Pleasant, PA 15666

**\$349,900**  
7.400± Acres  
Fayette County





**Rose Rd., Fayette County - 7+ acres**  
**Mount Pleasant, PA / Fayette County**

**SUMMARY**

**Address**

131 Rose Rd.

**City, State Zip**

Mount Pleasant, PA 15666

**County**

Fayette County

**Type**

Residential Property

**Latitude / Longitude**

40.097535 / -79.539307

**Taxes (Annually)**

4462

**Dwelling Square Feet**

1299

**Bedrooms / Bathrooms**

3 / 1.5

**Acreage**

7.400

**Price**

\$349,900

**Property Website**

<https://www.mossyoakproperties.com/property/rose-rd-fayette-county-7-acres-fayette-pennsylvania/67364/>



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**PROPERTY DESCRIPTION**

Beautiful brick ranch on 7.4 +/- acres in Mt. Pleasant, Fayette County, PA. This is the perfect location for taking advantage of the quiet country lifestyle afforded by more than 7+ acres, yet it is a short drive from Connellsville, Uniontown, or the PA turnpike. The home is highlighted by beautiful engineered flooring, a walkout basement, large closets and a newly fenced small pasture to start your farmette.

***Features of the Home Include:***

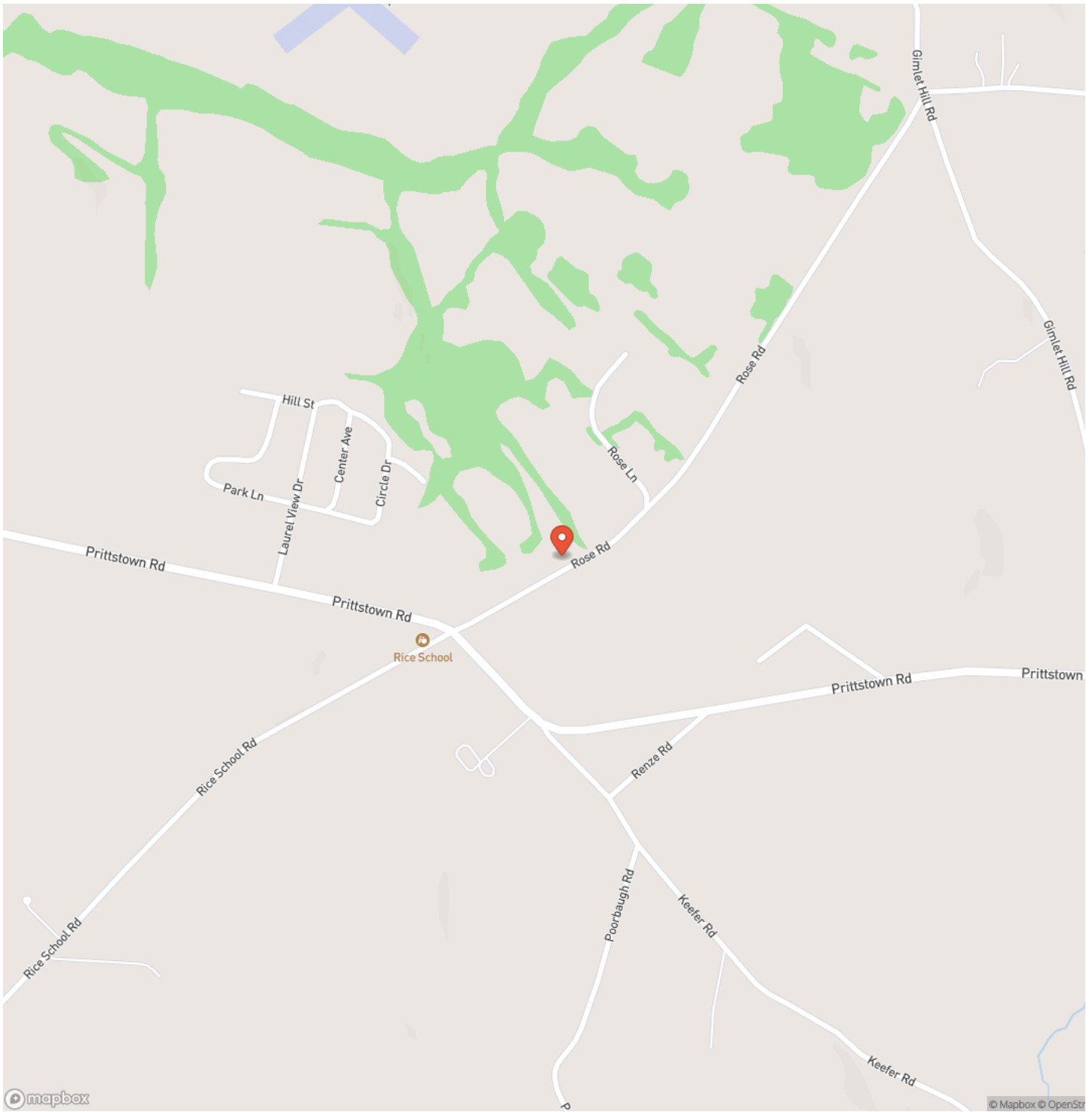
- Main floor includes 3 bedrooms, 1 full bath, living area, dining area and kitchen
- Basement includes half bath, wood-burning stove, laundry services and walkout basement
- Electric recently upgraded from 100amp to 200 amp service
- City water and septic
- Electric or wood-burning furnace
- 2-car garage and metal roof
- Connellsville Area School District
- Very secluded and private
- Topography is rolling
- Located on quiet Rose Road
- Minutes from Route 119, Mt. Pleasant, Connellsville, and Uniontown
- Pole building for vehicles, mowers, equipment, etc. with newly run electric and outlets
- Newly woven wire fence with top hot wire
- New hot wired gates
- Small barn with concrete floor and electric
- Outdoor outlet for generator hookup



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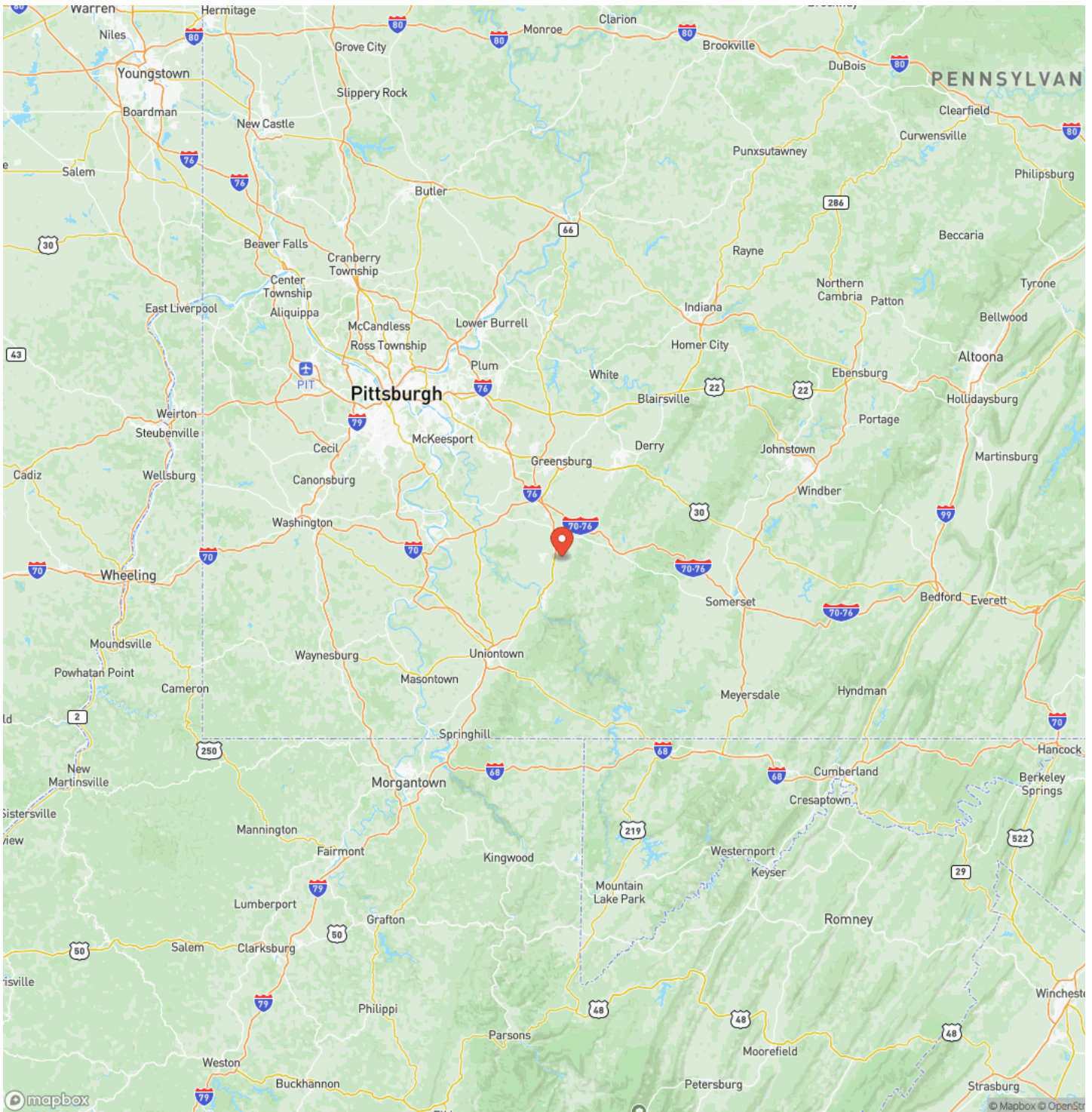


## Locator Map





# Locator Map





## Satellite Map









## **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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**Mossy Oak Properties Pennsylvania Land Professionals**  
511 Skyline Dr.  
Belle Vernon, PA 15012  
(724) 678-1232  
[mossyoakproperties.com](http://mossyoakproperties.com)

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