

2705 Radebaugh Rd/Kerr St - Grapeville - Westmoreland
- 15.9 +/-
2705 Radebaugh Rd
Jeannette, PA 15644

\$1,400,000
15.900± Acres
Westmoreland County



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Jeannette, PA / Westmoreland County**

SUMMARY

Address

2705 Radebaugh Rd

City, State Zip

Jeannette, PA 15644

County

Westmoreland County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Timberland, Commercial, Single Family, Lot, Business Opportunity

Latitude / Longitude

40.316457 / -79.594958

Taxes (Annually)

9539

Dwelling Square Feet

2200

Bedrooms / Bathrooms

4 / 2.5

Acreage

15.900

Price

\$1,400,000

Property Website

<https://www.mossoakproperties.com/property/2705-radebaugh-rd-kerr-st-grapeville-westmoreland-15-9-westmoreland-pennsylvania/61013/>



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PROPERTY DESCRIPTION

15.9 +/- acres in Hempfield Township, Westmoreland County, PA. Tucked off the main road sits a beautiful rustic log home with 4-5 bedrooms, scenic views, and an abundance of wildlife to go around. This unique property offers the privacy that one seeks, but also offers the luxury of living close to amenities. You can walk out the front door straight into the outdoors for endless hunting or recreation by day, then drive to town and enjoy some of the local nightlife and dining opportunities by night.

Along with this stunning home, this property also offers a rare opportunity for an instant return on your investment. Whether you are looking for a business opportunity, entertainment space, guest housing, or even student housing for the local colleges, there is something here for the entrepreneur. Situated at the front end of the property along Radebaugh Road sits two additional buildings. Currently one building is being rented by a local photographer who has signed a long-term lease. The other building has been previously used as a storefront for several businesses, including several landscaping companies and a large-scale greenhouse/nursery business. All electric, gas, and water hookups remain on site at the storefront and could be returned to service for several greenhouses. This exceptional property truly offers endless opportunities.

Features of the Main Home Include:

- Large rustic log cabin with 4-5 bedrooms, 3.5 baths
- Kitchen, dining, living room, master bedroom with ensuite, second bedroom and a full bath on the main floor
- 2 bedrooms with a large loft upstairs, 1 bedroom contains a small powder room or half bath
- Large potential office space with separate entrance
- 1 bonus room that could be utilized as a nursery, bedroom, office, or study space
- 2 fireplaces – large floor-to-ceiling stone fireplace in main living room and fireplace in basement
- Walkout basement with separate bathroom and laundry area
- Partial wraparound front porch, small private porch and an additional separate deck area
- Ramp access into office space

Features of the Studio Include:

- Multifunctional studio currently being leased (photography studio)
- Capable of being utilized as a duplex (1st and 2nd floor) with separate entrances
- 1st and 2nd floor kitchen space
- Separate parking and entrance from main property and storefront

Features of the Storefront Include:

- Designed as a potential 2-3 bedroom 1-2 bath home with large living area
- Currently set up with large entryway or showroom
- Office space upstairs
- Separate parking lot from studio
- Garage at rear for storage or parking
- Utilities available

Features of the Property Include:

- Private, yet close to all the amenities, shopping, schools, parks, and colleges
- Large 40' x 80' pole building
- 4 private ponds suitable for fishing
- 4 water wells
- Mix of smaller open fields and woods with several areas that are great for food plots
- Excellent deer and turkey hunting
- Good trail system for accessing the property
- Rolling topography

- Some mature timber
- Road frontage with access to all three buildings
- Hempfield School District
- 45 minutes to Pittsburgh
- 1 hour 20 minutes to Pittsburgh International Airport
- 45 minutes to Seven Springs Ski Resort

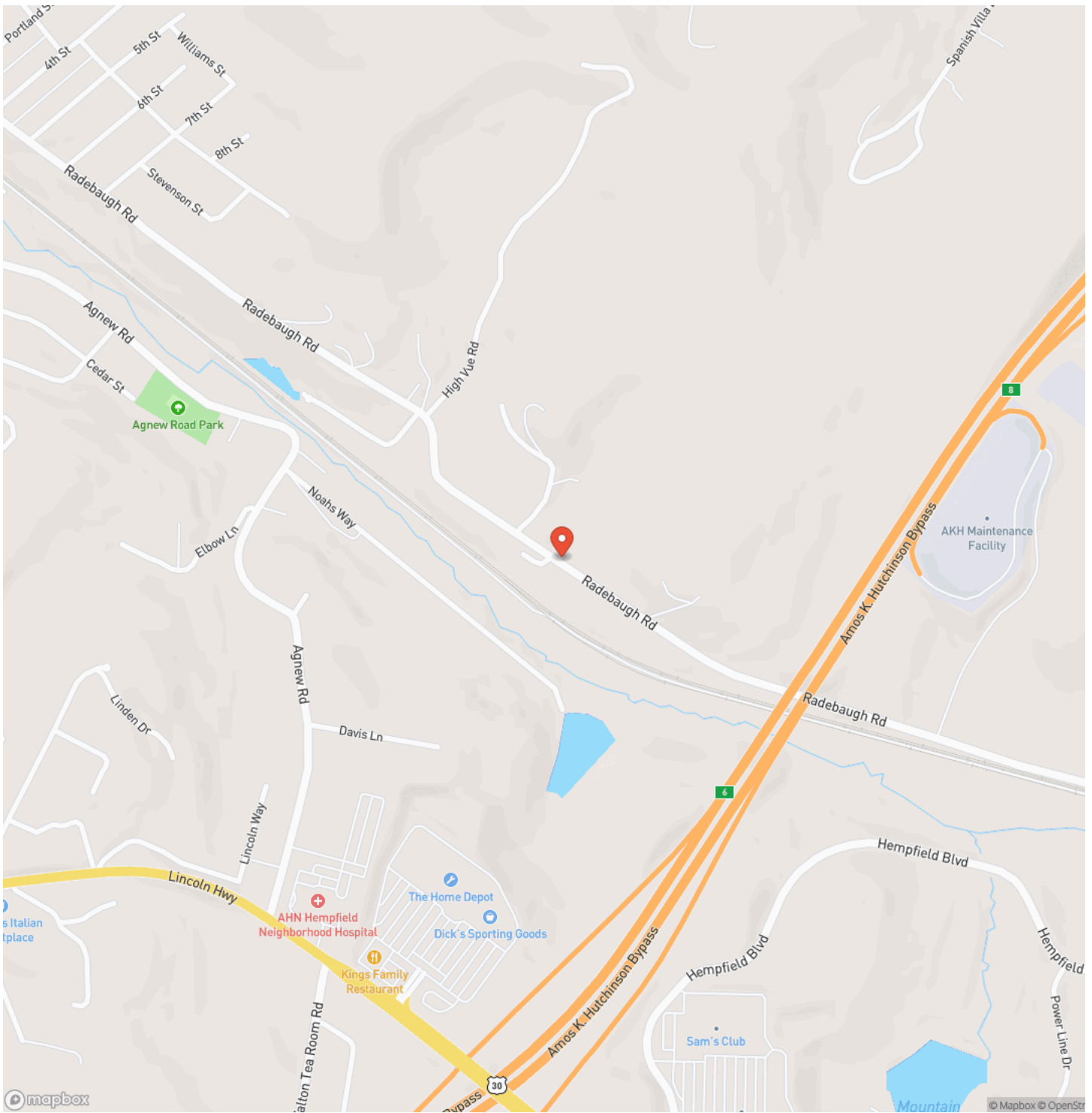
**All owned OGMs to convey to buyer*

*** Showings by Appointment Only - Proof of Funds is Required ***

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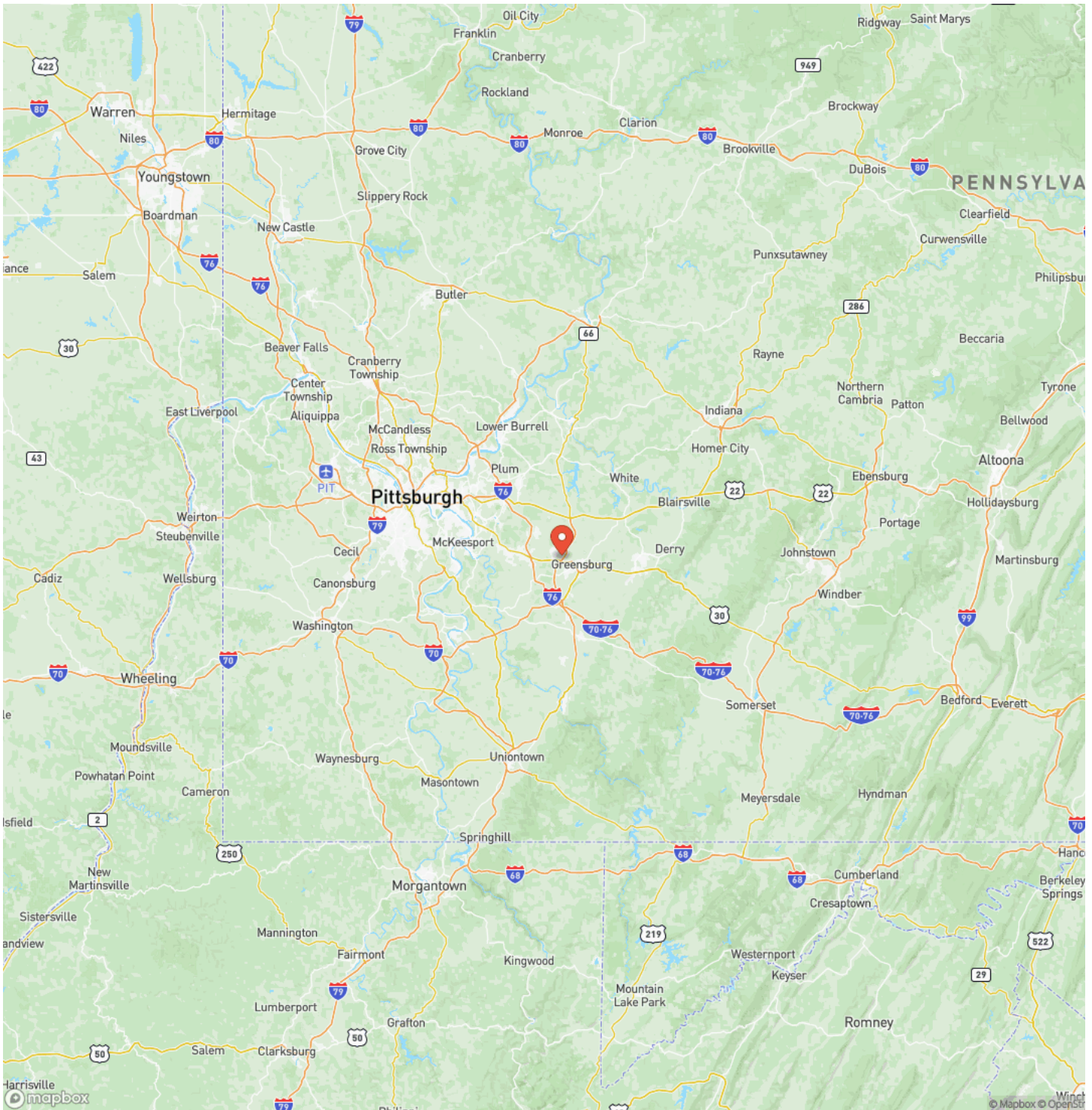


Locator Map



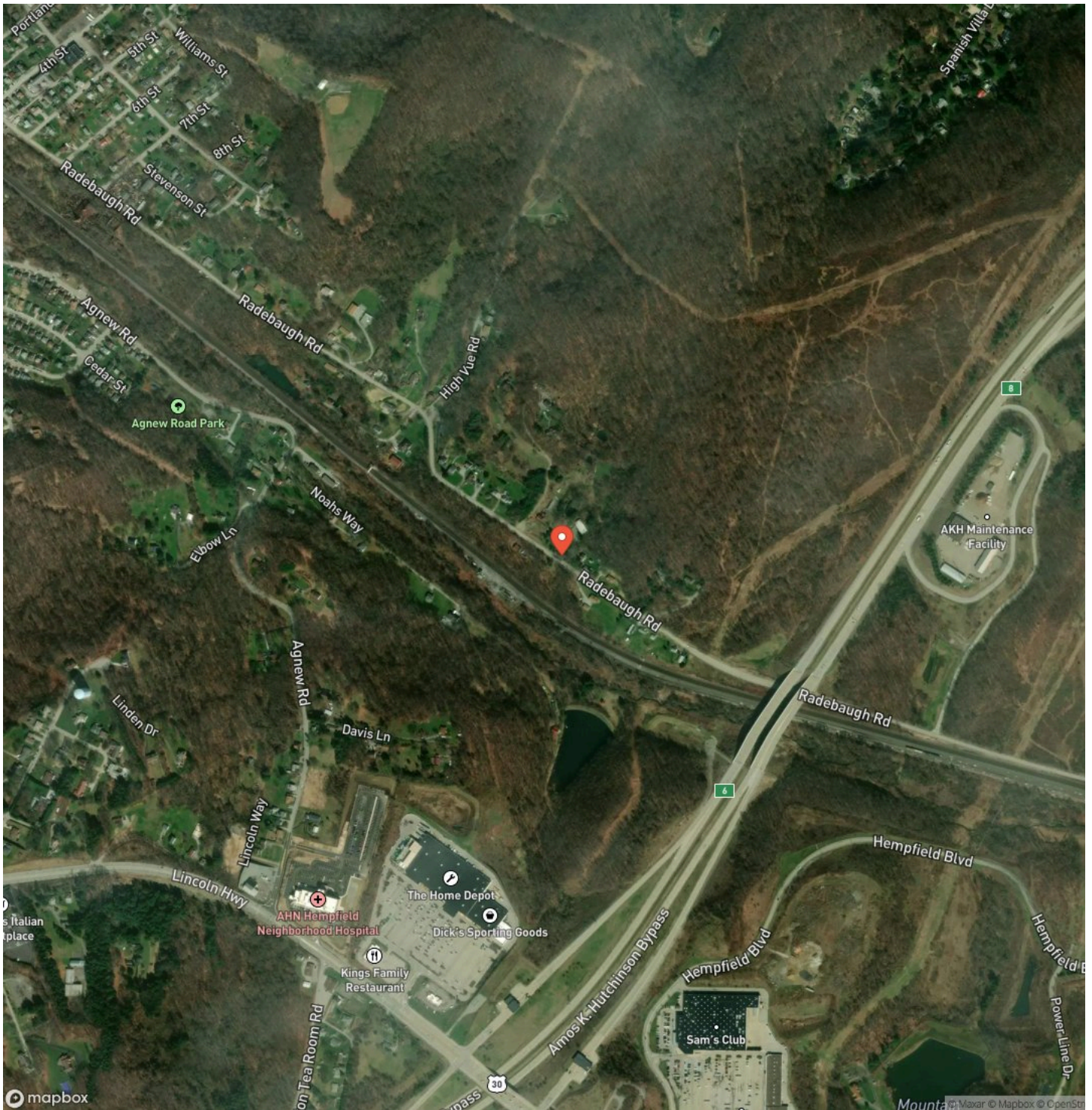
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Locator Map



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Satellite Map



DISCLAIMERS

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