

***3 Bedroom Rental Home***  
**116 Belle Avenue**  
**Boalsburg, PA 16827**



**Square Footage:**

1,493, finished square feet above grade  
+ 770 square foot basement  
Hardwood Floors Throughout

**1<sup>st</sup> Floor:**

Living Room 12' x 19'  
Kitchen (breakfast bar/dishwasher) 10' x 12"  
Dining Room 12' x 13'  
Office/3<sup>rd</sup> Bedroom 11' x 13'

**2<sup>nd</sup> Floor:**

Master Bedroom 14' x 16'  
w/ large walk-in closet 7' x 9' (approx.)  
Bathroom 5' x 7'  
2<sup>nd</sup> Bedroom 12' x 18'

**Basement (unfinished):**

Bathroom (w/ shower stall) 6' x 8'  
Workshop/ Storage Areas  
Washer & Dryer included  
Unfinished rec room  
2<sup>nd</sup> refrigerator & full-size freezer

**Outdoor Features:**

Side Concrete Patio 15' x 15'  
Lg. established backyard garden 30' x 40'  
w/ fruit trees and berry bushes  
Storage shed

**Special Features:**

Located within blocks of the Boalsburg Military Museum & Park and the shops & restaurants of historic Boalsburg. Less than a mile from the middle and elementary schools and just 4 miles to downtown State College & the main campus of Penn State.