

# Paradise Springs

1227 Gardner Road  
 Jefferson Township  
 Somerset County



## AVAILABLE LAND SPECIFICATIONS

### TOTAL LAND

**AREA:** 800 acres ±  
 Two (2) separate parcels of 750 ± and 50+ acres  
 (outlined in red)

**SITE LOCATION:** The subject site is a total of 800 acres in Jefferson Township Somerset County, Pennsylvania. Located off Route 31 and is bordered by Hidden Valley Resort to the North. The site is approximately eight miles west of the Pennsylvania Turnpike entrance in Somerset and 11 miles east of the Pennsylvania Turnpike entrance in Donegal. It is 60 miles east of Pittsburgh (one hour drive), 145 miles west of Harrisburg (2.5 hour drive) and 185 miles north of Washington, DC (three hour drive).

### EXISTING SITE

**CONDITIONS:** This site is currently wooded with areas of open crop land. Water features on the property include several ponds and one large lake body of water. The property footprint is secured by a fence and gate system consisting of 12" x 8' round posts spaced at 25' apart combined with a heavy gauge field fence with three (3) strain high tinsel wire, providing for a finished secured height of 10' ± above ground level.

### SITE VISIBILITY AND

**ACCESSIBILITY:** The subject site is visible from Route 31 and Hidden Valley Resort, Pioneer Park Campground and Laurel Hill State Park.

The site is accessible via Route 31 and Gardner Road. It is approximately eight miles west of the Pennsylvania Turnpike entrance in Somerset and 11 miles east of the Pennsylvania Turnpike entrance in Donegal.

**BUILDING: A)** Currently there is a four (4) bedroom lodge which sleeps twelve (12) featuring vaulted ceilings, large great room and kitchen that can accommodate large gatherings.

**B)** 50 acres – features a twenty (20) acre lake with a beautiful three (3) bedroom lake house with cathedral ceilings with a wraparound covered deck and a fully accessible lower (unfurnished) playroom that leads directly to the lake.

**UTILITIES:** Cable/Telephone: Armstrong  
 Power: Penelec

For More Information or to Schedule a Tour:  
 412.422.9900 • [realestategroup@buncher.com](mailto:realestategroup@buncher.com)