

Pleasant Valley Rd., Westmoreland County - 58± Acres
2220 Pleasant Valley Rd
Murrysville, PA 15668

\$999,000
58.58± Acres
Westmoreland County



**Pleasant Valley Rd., Westmoreland County - 58± Acres
Murrysville, PA / Westmoreland County**

SUMMARY

Address

2220 Pleasant Valley Rd null

City, State Zip

Murrysville, PA 15668

County

Westmoreland County

Type

Residential Property, Undeveloped Land, Recreational Land,
Hunting Land

Latitude / Longitude

40.401749 / -79.690739

Dwelling Square Feet

2,300

Bedrooms / Bathrooms

3 / 2

Acreage

58.58

Price

\$999,000

Property Website

<https://www.mossoakproperties.com/property/pleasant-valley-rd-westmoreland-county-58-acres/westmoreland/pennsylvania/110790/>



Pleasant Valley Rd., Westmoreland County - 58± Acres Murrysville, PA / Westmoreland County

PROPERTY DESCRIPTION

Discover the perfect combination of comfort, accessibility, and breathtaking panoramic views in this one-of-a-kind Murrysville property. Thoughtfully designed with wheelchair accessibility throughout the entire main level, this home offers an inclusive and convenient living experience without compromising style or functionality.

The first-floor features two spacious bedrooms, a full bath, and an open-concept design that seamlessly connects the kitchen, dining area, and living room. The well-equipped kitchen showcases stainless steel appliances, a large refrigerator, and ample counter space—ideal for both everyday living and entertaining. The inviting living room is centered around a cozy electric fireplace, creating a warm and welcoming atmosphere.

Upstairs, a private one-bedroom, one-bath apartment offers exceptional flexibility. Whether used as a guest suite, in-law quarters, home office, or potential rental opportunity, this separate living space can easily adapt to your needs.

Nestled on expansive acreage, this hidden retreat provides privacy, tranquility, and stunning natural surroundings. Outside, enjoy the patio and firepit area, perfect for hosting gatherings or unwinding while taking in the spectacular panoramic views. With generous indoor and outdoor living spaces, this exceptional property is ready to accommodate everything from quiet evenings to large-scale entertaining.

Conveniently located just minutes from Murrysville's shopping, dining, and everyday amenities, and situated within the Franklin Regional School District, this unique property offers the best of peaceful country living with easy access to town.

Home Details

- **Bedrooms:** 3
- **Bathrooms:** 2 full
- **Total Rooms:** 6
- **Basement:** Slab foundation (no traditional basement)

Interior Features

- Electric cooktop
- Electric stove
- Microwave oven
- Refrigerator
- Window treatments included

Flooring

- Ceramic tile
- Hardwood
- Wall-to-wall carpeting

Heating & Cooling

- **Cooling:** The upstairs is cooled by a mini-split air conditioning system
- **Heating:** Propane
- **Fireplace:** 1 electric fireplace

Parking

- Covered parking
- Total parking spaces: 3

Lot Information

- **Lot Size:** 58.58 ± acres
- **Lot Size (sq ft):** 2,551,745

School District

- Franklin Regional School District

Notable Highlights

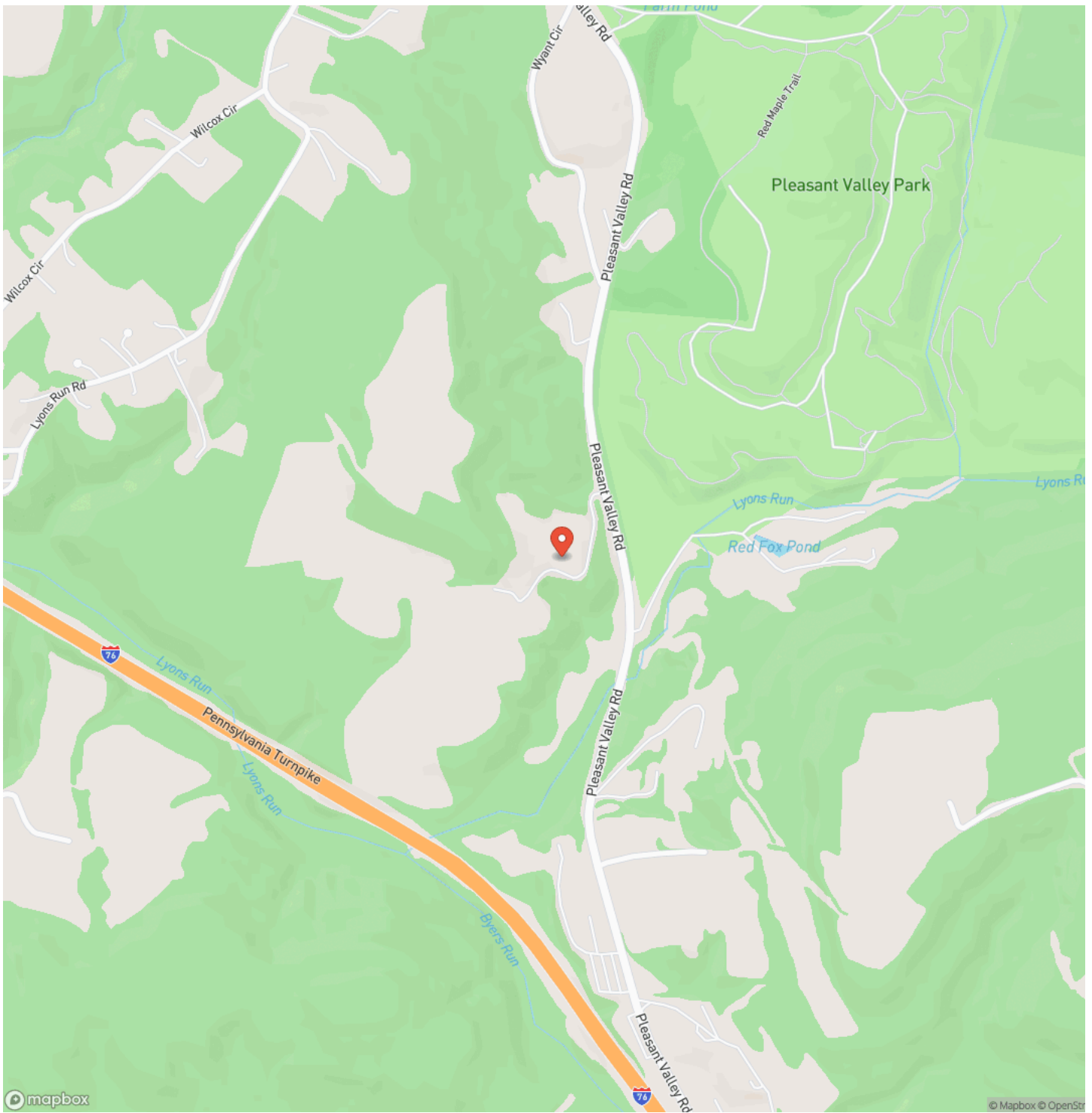
- Large **58.58 ± acre** property, which is unusually large for a residential listing and may offer opportunities for recreation, farming, hunting, or future development (subject to zoning and local regulations).
- Modern conveniences including central air, propane heat, security system, and an electric fireplace.
- Three covered parking spaces.

If you're evaluating this property for purchase, I can also help interpret the acreage, estimate maintenance costs, identify questions to ask the seller, or analyze the listing price if you provide it.

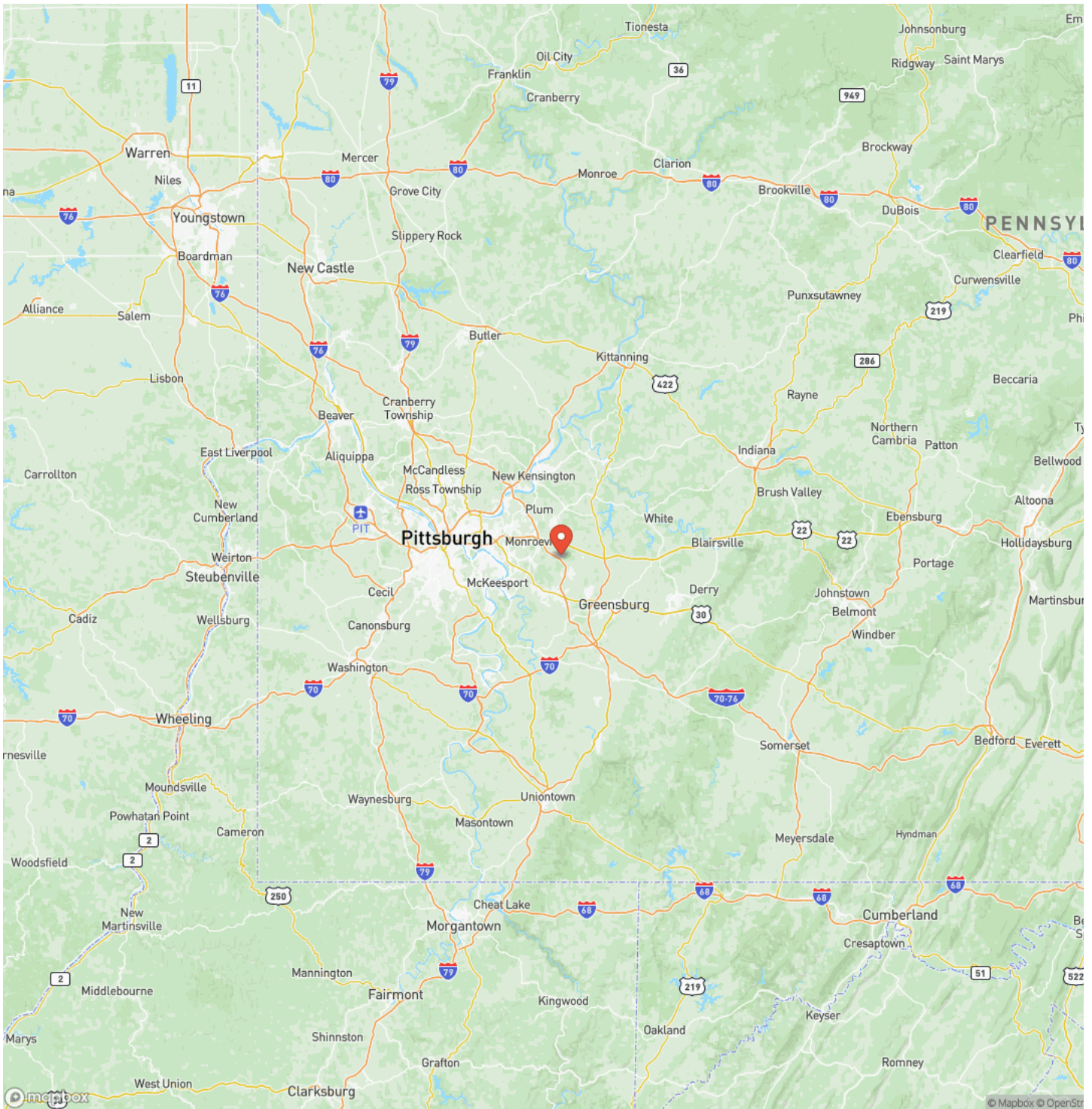
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Locator Map



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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