



CAMP SOLES

134 Camp Soles Lane
Rockwood, PA 15557
Middlecreek Twp, Somerset County

Total Land Area	200+/- acres
Buildings	14 Buildings Total
Zoning	No Zoning in Township
Sale Price	\$2,000,000
Notes	Camp type property with cabins, lodge, one single family dwelling, 18 acre lake, and other miscellaneous improvements



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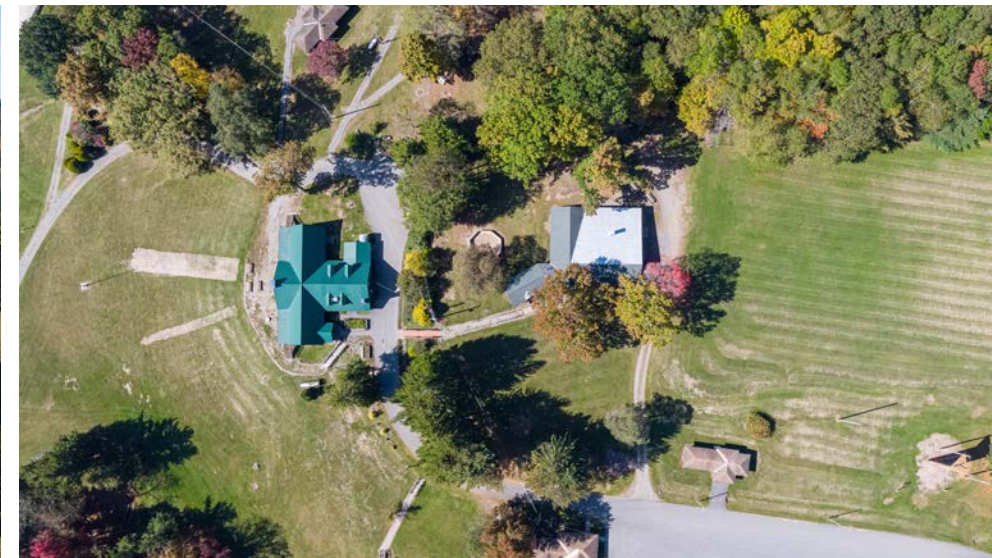
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camp soles | overview



For more than 65 years, Camp T. Frank Soles has provided high quality and affordable overnight, family camp, and retreat programs. Located in the Laurel Highlands of southwestern Pennsylvania, the 200+/- acre facility is recognized by many as one of the most beautiful camps in North America. The camp offers a variety of activities including swimming, boating, arts and crafts, marksmanship and archery ranges, and much more.





Shaw Lodge

- 4,000 sq ft on the main level – Dining Hall with seating for 200 with Commercial Grade Kitchen
- 2,500 sq ft on the lower level – mens and womens ADA Bathrooms/ Shower facilities plus Nurses Station and Camp Store
- 2 Bedroom one bath second floor apartment
- Heating Oil & Propane, Electric, Water, Septic system, Hot Water



Long House

- 2,000 sq ft residential cabin sleeps 44
- On-site restrooms and showers for facility (1 Mens and 1 Womens)
- Propane heating, electric, septic system, hot water



Junior Village

- Four (4) 600 sq ft residential cabins
- Each cabin sleeps 16 – each cabin has one restroom with a shower
- Propane heating, electric, water, septic system, hot water



Paul Sample Recreation Hall

- 2,800 sq ft meeting hall with outdoor covered deck
- Oil Heating, electric



Senior Village

- Five (5) 600 sq ft residential cabins
- Each cabin sleeps 18
- Propane heating, electric
- Senior Village cabins are supported by One (1) 600 sq ft bathhouse and restrooms
- Propane heating, electric, septic and Hot Water



Camp Office

- 850 sq ft first floor, office and restrooms (2)
- 400 sq ft lower level, storage
- Propane heat, central A/C, electric, septic system, hot water



Directors House

- Single Family House – 3 BR – 1 BA with garage, unfinished basement
- Propane Heat, electric, septic system, hot water



Boat House

- 750 sq ft building , storage of lake related equipment
- Electric



Staff Cabin (Former Trading Post)

- 600 sq ft, residential cabin
- Propane heat, electric



Ski Lodge

- 800 sq ft building
- Electric



Maintenance Sheds

- Two (2) 875 sq ft buildings , housing maintenance equipment plus water tanks/purification system
- On-site Generator for Water pumps
- Propane Heat, electric, septic, water
- 288 sq ft shed for firewood



Marksmanship Range

- 400 sq ft building – shooting range



Fuel Shed

- 200 sq ft – storage of above ground storage tanks (2)



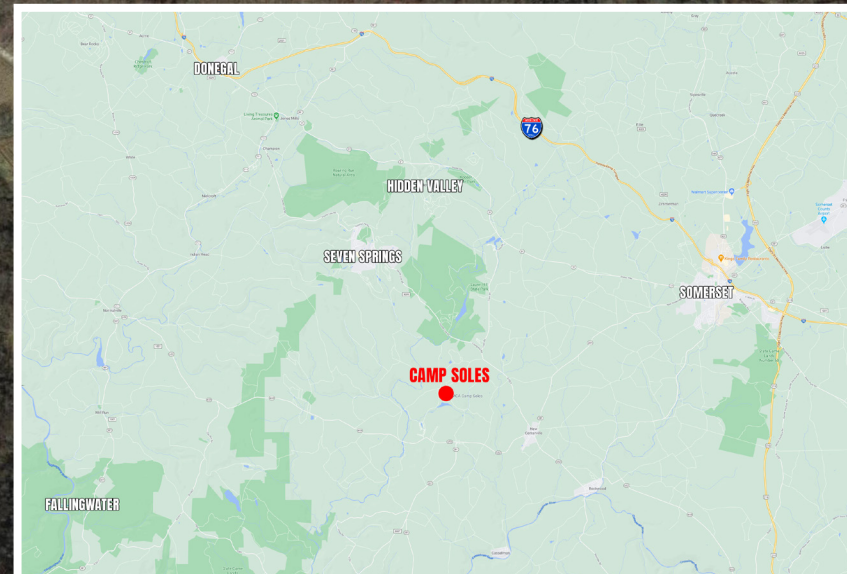
Archery Range

- 200 sq ft building





CLICK HERE FOR OVERVIEW VIDEO
CLICK HERE FOR EXTENDED VIDEO



Map #	Building	SF
1	Directors House	3br 1ba
2	Long House	2,000
3	Staff Cabin (Former Trading Post)	697
4	Paul Sample Recreation Hall	2,800
5	Fuel Shed	198
6	Camp Office	1,250
7	Senior Village Cabins	600
8	Archery Range	200
9	Marksmanship Range	400
10	Ski Lodge	800
11	Boat House	750
12	Junior Village Cabins	600
13	Walter and Virginia Shaw Lodge	6,500
14	Two Maintenance Sheds	1,750