

Client Detail Report

Listings as of 01/14/10 at 5:03pm

Active 11/11/09 **Listing # 203025** **1711 Aden Ln Blacksburg, VA 24060** **Listing Price: \$209,900**
County/City: Montgomery



Prop Type	Residential	Prop Subtype(s)	Detached
Area	Blacksburg	Subdivision	Echols Village
Beds	0	Approx Sqft Fin	1452 Builder
Baths(FH)	3 (2 1)	Lot Sq Ft (approx)	2614 ((Public Record))
Year Built	2009	Lot Acres (approx)	0.060
Parcel Num	140249		

School District Blacksburg **ELEM** Gilbert Linkous **MIDL** Blacksburg **HIGH** Blacksburg

Directions North Main to left on Givens Lane to left on Aden Lane to alley on right--house second to last on left at end of alley. Faces open space.

Public/Internet Remarks Sit on the front porch and overlook the open space & walking path. This 3 BD, 2.5 BTH home has quality standards throughout the open, flowing floor plan giving a spacious feel & easy living. Walk to shopping, close to public transportation & just minutes to downtown & VT.

Contract Information

Owner/Agent	Yes	Limited Service	No
Exclusions	No	Seller Disclosure	No
Duplicate Listing	No		

General Property Description

Detached Story	2 Story	Detached Style	Other- See Remarks
Modular	No	# Room	5
Master on Main	No	Half Bath on Main	Yes

Bathroom/Bathroom Levels

Bedrooms- Upper	#3	Full Bath- Upper	#2
Half Bath- Main	#1	Garage/Carport	None
Apx Main Sqft	704	Apx Upper Sqft	748

Location, Tax & Legal

Taxes	\$1745.00	Tax Year	2009
Deed Bk/Pg Instrumnt	0027/0134		

Property Information

HOA	Covenants & Restrctn, HOA Annual Dues, Home Owner Assoc	HOA Annual Dues	\$270.00
HOA Fee Includes	Common Area Maint, Other- See Remarks	Exterior Finish	Vinyl
Roof	Shingle	Basement	None
Flooring	Carpet, Vinyl	Heating	Heat pump
Air Conditioning	Heat Pump	Water Heater	Electric
Water	Public Water	Sewer	Public System
Attic	Access Only	Appearance	Under Construction
Fireplace	None	Appliances	Dryer Hookup-Elec, Range/Electric, Disposal, Washer Hookup
Interior Features	Walls-Drywall	Exterior Features	Curbs, Insulated Glass, Porch
Miscellaneous Possession	Breakers, NearPublic Transport, Underground Utility At Closing	Lockbox Location	None

Room Information

Living Room	0x0 Level: Main	Dining Room	0x0 Level: Main
Kitchen	0x0 Level: Main	Master Bedroom	0x0 Level: Upper
Bedroom 2	0x0 Level: Upper	Bedroom 3	0x0 Level: Upper

Presented By:

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