

Client Detail Report

Listings as of 01/14/10 at 5:04pm

Active 06/19/09 **Listing # 200989** **1716 Aden Ln Blacksburg, VA 24060** **Listing Price: \$219,900**
County/City: Montgomery [See Map](#)



Prop Type	Residential	Prop Subtype(s)	Detached
Area	Blacksburg	Subdivision	Echols Village
Beds	3	Approx Sqft Fin	1452 Builder
Baths(FH)	3 (2 1)	Lot Sq Ft (approx)	3920 ((Builder))
Year Built	2009	Lot Acres (approx)	0.090
Parcel Num	140242		

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

Directions North Main To Left On Givens Lane To Left On Aden Lane. House On Left.
Public/Internet Remarks Desirable Ashton Floorplan W/Single-car Attached Garage. Quality-built By Sas Construction--light-filled Floorplan W/Open, Flowing Spaces. Laundry On Main. This cul de sac location is close to Public Transportation, Walk To Shopping & Minutes To Vt & Downtown.

Contract Information			
Owner/Agent	Yes	Limited Service	No
Exclusions	No	Seller Disclosure	No
Duplicate Listing	No		
General Property Description			
Detached Story	2 or More Story	Detached Style	Other- See Remarks
Modular	No	# Room	6
Master on Main	No	Full Bath on Main	No
Half Bath on Main	Yes		
Bathroom/Bathroom Levels			
Bedrooms- Upper	#3	Full Bath- Upper	#2
Half Bath- Main	#1	Garage/Carport	Single Attached
Apx Main Sqft	704	Apx Upper Sqft	748
Year Built Source	Public Record		
Location, Tax & Legal			
Taxes	\$1883.00	Tax Year	2009
Deed Bk/Pg Instrumnt	0027/0134		
Property Information			
HOA	Home Owner Assoc, HOA Annual Dues, Covenants & Restrctn	HOA Annual Dues	\$270.00
HOA Fee Includes	Common Area Maint, Some Yard Maint	Deck Dim/Descrip	13 x 6
Porch Dim/Descrip	6 x 22	Garage Dim/Descrip	12 x 22
Exterior Finish	Vinyl	Roof	Shingle
Flooring	Vinyl, Carpet	Heating	Heat pump
Air Conditioning	Heat Pump	Water Heater	Electric
Water	Public Water	Sewer	Public System
Land Description	Subdivision, Cul-de-Sac	Appearance	Under Construction
Fireplace	None	Appliances	Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup
Interior Features	Walls-Drywall	Exterior Features	Insulated Glass, Blacktop Driveway
Miscellaneous	Breakers	Lockbox Location	None
Possession	At Closing	Financing	Other- See Remarks
Room Information			
Living Room	22x12 Level: Main	Dining Room	10x12 Level: Main
Kitchen	8x12 Level: Main	Master Bedroom	12x13 Level: Upper
Bedroom 2	12x11 Level: Upper	Bedroom 3	10x13 Level: Upper

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