

## Client Detail Report

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

**Active 10/09/09**      **Listing # 202580**      **1723 Aden Ln Blacksburg, VA 24060**      **Listing Price: \$199,900**  
**County/City: Montgomery**      [See Map](#)



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Detached
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Echols Village
<b>Beds</b>	0	<b>Approx Sqft Fin</b>	1452 Builder
<b>Baths(FH)</b>	3 (2 1)	<b>Lot Sq Ft (approx)</b>	3920 ((Assessor))
<b>Year Built</b>	2009	<b>Lot Acres (approx)</b>	0.090
<b>Parcel Num</b>	140251		

**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 all the way at the end of the alley on the right.

**Public/Internet Remarks** New construction under \$200,000 in Blacksburg! Phase II of Echols Village. Open floor plan makes this home comfortable & inviting. Walk to shopping, close to public transportation & within minutes of VT & downtown.

**Contract Information**

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

**General Property Description**

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

**Bathroom/Bathroom Levels**

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

**Year Built Source**

<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2009
<b>Taxes</b>	\$1745.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		

**Property Information**

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

**Room Information**

<b>Living Room</b>	22x12 Level: Main	<b>Dining Room</b>	10x12 Level: Main
<b>Kitchen</b>	12x8 Level: Main	<b>Master Bedroom</b>	13x12 Level: Upper
<b>Bedroom 2</b>	12x11 Level: Upper	<b>Bedroom 3</b>	13x10 Level: Upper

**Presented By:**

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