

Client Detail Report

Listings as of 06/14/10 at 7:52pm

Active 05/14/10	Listing # 205573	1 Nicholas Way Blacksburg, VA 24060	Listing Price: \$89,000
County/City: Montgomery			



Prop Type Land
Area Montgomery

Prop Subtype(s) ressgf,subdiv,vacld

Price/Sq Ft \$
Lot Sq Ft (approx) 71090 ((Assessor))
Lot Acres (approx) 1.632

Parcel Number 001000

School District Blacksburg	ELEM Beeks	MIDL Blacksburg	HIGH Blacksburg
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Directions S. Main to Marlinton, right on Grissom, Right on Shelor Ln, Left on Crestview...follow Crestview to left, Left on Nik Ryan, Left on Nicholas Way, through cul-de-sac, first lot on Left

Public/Internet Remarks Large level lot with valley views and a country feel yet convenient to downtown Blacksburg and adjoining a very nice neighborhood. Great opportunity to build on a lot that provides the best of both worlds!

Contract Information

Owner/Agent Yes
Seller Disclosure Yes

Exclusions No
Duplicate Listing No

Location, Tax & Legal

Taxes \$980.00
Deed Bk/Pg Instrumnt 1/1

Tax Year 2009

Property Information

HOA Covenants & Restrctn

Land Information

Land Use No
Best Use Res/Single Family
Topography Level
Document on File Survey
Possession At Closing

Apx Cleared Acres 1.60
Location Other- See Remarks, Subdivision
Utilities Electric
Miscellaneous Deed Restrictions
Financing None

Presented By:

Sheila G Stump

Gallery, Inc.



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June 2010

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.
All information herein has not been verified and is not guaranteed



Client Detail Report

Listings as of 06/14/10 at 7:52pm

Active 05/14/10 **Listing # 205575** **2 Nicholas Way Blacksburg, VA 24060** **Listing Price: \$99,000**
County/City: Montgomery



Prop Type Land
Area Montgomery

Prop Subtype(s) ressgf,subdiv,vaclnd

Price/Sq Ft \$
Lot Sq Ft (approx) 55452 ((Survey))
Lot Acres (approx) 1.273

Parcel Number 000100

School District Blacksburg **ELEM** Beeks **MIDL** Blacksburg **HIGH** Blacksburg

Directions Nellies Cave, Right on Shelor, Left on Crestview...follow Crestview to left, Left on Nik Ryan, Left on Nicholas Way, through cul-de-sac second lot on Left.

Public/Internet Remarks Great views on Ellett Valley in town! Other lots available to buy together for a large, level estate lot! View, privacy and convenience, a rare combination this close to town.

Contract Information

Owner/Agent Yes
Seller Disclosure No

Exclusions No
Duplicate Listing No

Location, Tax & Legal

Taxes \$980.00
Deed Bk/Pg Instrumnt 0/1

Tax Year 2009

Property Information

HOA Covenants & Restrctn

Land Information

Land Use No
Topography Level
Document on File Survey
Possession At Closing

Best Use Res/Single Family
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