



TYPE: 1 Story
STYLE: Contemporary
ROOMS: 7
BEDROOMS: 3
BATHS: 2
HALF BATHS: 0
LIVABLE SQFT: 2585
CIRCA: 1987
CONDITION: Excellent
AREA: Rockingham Co NE (Area 11)
SUBDIVISION: Walnut Hill Estates

ELEMENTARY SCHOOL: Lacey Spring
MIDDLE SCHOOL: Montevideo
HIGH SCHOOL: Spotswood
NEW CONSTRUCTION: No
CUMULATIVE DAYS ON MARKET: 34
DAYS ON MARKET: 34
ASSOCIATION: Yes

TAXES: 1776
LEGAL:
LOT SIZE:

TAX YEAR: 10
DEED BOOK/PAGE: 1799/99
ACRES: 5

TAX MAP: 111-5-L2
ZONING: RR1

SQFT-1: 2585
BEDROOMS-B: 3
BATHS-B: 0
HALF BATHS-B: 0

SQFT-2: 0
BEDROOMS-1: 3
BATHS-1: 2
HALF BATHS-1: 0

SQFT-3: 0
BEDROOMS-2: 0
BATHS-2: 0
HALF BATHS-2: 0

SFBSFIN: 0
BEDROOMS-3: 0
BATHS-3: 0
HALF BATHS-3: 0

	Lvl:	Description:
Foyer:	1	
Dining Rm:	1	
Family Rm:	1	spacious
Great Rm:		
Other Rm:		

	Lvl:	Description:
Living Rm:	1	Vaulted ceilin
Kitchen:	1	
Rec Rm:		
Utility Rm:	1	
Other Rm 2:		

TYPE CONSTRUCTION: On-Site Built
CONSTRUCTION: Brick, Brick/Frame
ROOF: Composition Shingle
DRIVEWAY: Blacktop Drive
HEATING-FUEL: Electric
HEATING-TYPE: Heat Pump
AIR CONDITION: Central
WATER HEATING: Electric
WATER/SEWER: Well
FLOORING: Carpet, Hardwood, Tile
BASEMENT: Crawl Space
GARAGE/CARPORT: Garage Double Attached
ELECTRIC COMPANY: Dom

ATTIC: See Remarks
WORKING FIREPLACE: Two
APPLIANCES: Range Electric, Refrigerator, Dishwasher, Clothes Washer, Clothes Dryer, Water Softener
INTERIOR FEATURES: Formal Dining Room, Whirlpool, Washer/Dryer Hookup, High Ceiling, Skylight, Recessed Lighting
INTERIOR FEATURES 2: Walk-in Closet
EXTERIOR FEATURES: Garden Space, Storage Shed, Insulated Glass, Patio
MISC SEARCH: Bedroom on 1st Level, Underground Utilities
MISC SEARCH 2: Off Street Parking
OTHER BUILDINGS: storage building
ASSOCIATION FEE: 100
POA/HOA CONTACT: Abbott
ASSOC FEE INCLUDES: Snow Removal

DIRECTIONS: Old Furnace Road east, right onto Indian Trail; immediate left onto Beulah Rd; cross over Mountain Valley Rd; left onto Walnut Hill Drive; see sign on left. This home is approximately 5 miles east of city. (Virtual tour: www.realestateshows.com/590814)

REMARKS: Loved home full of sunshine. Hdwd floors, oak cabinetry throughout; like new condition. Landscaped grounds; orchard of pear, persimmon, peach, plum, apricot, date, chestnut, apple, cherry trees, grape arbor; Wired for surround sound; sunken msterbath whirlpool tub to forget cares of the day and just soak; skylights, insulated, expansive windows and glass doors make this home perfect for living close to nature in comfort. LOTS of closets. Htp new 2005 w/ sound insulator. Only 5 miles to city

INTERNAL REMARKS:

OWNER: JAE H. AND SANG Y. YOON
COMPENSATION OFFERED: 2.5
LIMITED REPRESENTATION: No
SHOWING INSTRUCTIONS: Call Listing Office, Call Listing Agent
POSSESSION: Closing
UNDER CONTRACT DATE:

OCCUPANT: OWNERS
DUAL/VARIABLE RATE: No
SELLER DISCLOSURE: Yes
LOCKBOX LOCATION: FRONT
KICKOUT CLAUSE: N
E AGENCY: No

LIMITED REPRESENTATION PROVIDES:

WITHDRAW REMARKS:
DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** Yes **ALLOW COMMENTS:** Yes
OFFICE NAME: Sheridan Real Estate (#:240) **LISTING AGENT:** Margaret W. Sheridan (#:10)
MAIN: (540) 433-7325 **AGENT EMAIL:** margaret@ifoundthis.net
FAX: (540) 433-7325 **CONTACT #:** (540) 433-7325