

Client Detail Report

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

Active 06/19/09	Listing # 200990 County/City: Montgomery	1712 Aden Ln Blacksburg, VA 24060	Listing Price: \$219,900 See Map
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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 ((Unknown))
Year Built	2009	Lot Acres (approx)	0.090
Parcel Num	140243		
See Additional Pictures	See Virtual Tour		

School District Blacksburg	ELEM Gilbert Linkous	MIDL Blacksburg	HIGH Blacksburg
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Directions North Main To Left On Givens Lane To Left On Aden Lane. House On Left---see Sign.

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 Boasts The Same Colorful Exteriors As Ph I, 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	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	Railing
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

Presented By:	Sheila Stump	Gallery, Inc.
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