

## Client Detail Report

Listings as of 01/14/10 at 5:02pm

<b>Active 11/11/09</b>	<b>Listing # 203029</b>	<b>1713 Aden Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$199,900</b>
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<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>	3049 ((Public Record))
<b>Year Built</b>	2009	<b>Lot Acres (approx)</b>	0.070
<b>Parcel Num</b>	140250		

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 to alley on right--house last on left at end of alley. Faces open space.

**Public/Internet Remarks** First-time home buyer or someone looking for new construction with a compact & efficient floor plan in a convenient location--this is it! Overlooks the open space in this popular Blacksburg neighborhood. Walk to shopping, public transportation & just minutes to downtown & VT.

<b>Contract Information</b>			
<b>Owner/Agent</b>	Yes	<b>Limited Service</b>	No
<b>Exclusions</b>	No	<b>Seller Disclosure</b>	No
<b>Duplicate Listing</b>	No		
<b>General Property Description</b>			
<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
<b>Bathroom/Bathroom Levels</b>			
<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
<b>Year Built Source</b>	Public Record		
<b>Location, Tax &amp; Legal</b>			
<b>Taxes</b>	\$1745.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		
<b>Property Information</b>			
<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 Possession</b>	Breakers, NearPublic Transport, Underground Utility	<b>Lockbox Location</b>	None
<b>Room Information</b>			
<b>Living Room</b>	0x0 Level: Main	<b>Dining Room</b>	0x0 Level: Main
<b>Kitchen</b>	0x0 Level: Main	<b>Master Bedroom</b>	0x0 Level: Upper
<b>Bedroom 2</b>	0x0 Level: Upper	<b>Bedroom 3</b>	0x0 Level: Upper

<b>Presented By:</b>	<b>Sheila Stump</b>	<b>Gallery, Inc.</b>
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