

Public Report - Residential - Detached - Blacksburg (in town limits)

List Number: 303451 **Address:** 1728 Aden Ln Blacksburg, VA 24060 **List Price:** \$229,900



| | | | |
|------------------------|-----------------|---------------------------|--------------------|
| Apx Acr: | 0.08 | Status: | Pending |
| Subdivision: | Echols Village | Appearance: | Under Construction |
| Story: | 2 or More Story | County/City: | Montgomery |
| Master on Main: | N | Yr Built/Source: | 2011 / Seller |
| # Rooms: | 6 | School District: | Montgomery |
| Bds: | 3 | Elementary School: | Gilbert Linkous |
| FBths: | 2 | Middle School: | Blacksburg |
| HBths: | 1 | High School: | Blacksburg |

Directions: From Main Street, turn left on to Whipple Drive, go to end of Whipple Drive, turn left on to Givens Lane, go one block, turn left on to Aden Lane. House is on the left

Public Remarks: New Construction on the Blacksburg Transit Route. Finished Bonus Room over Garage, will make a great Office/Den or TV Room. Shopping, Trails, VT Campus just minutes away. Home has many maintenance free features. Builder has upgraded interior features such as the vinyl flooring, carpeting and cabinetry and appliances. You can't go wrong with this Charming new home.

| | | | | | |
|------------------------------|-------|------------------------------|-----|-----------------------------|--|
| Apx Ttl Fin SqFt: | 1,686 | Apx Upper SqFt Fin: | 982 | Apx Bsmnt SqFt Fin: | |
| Apx Main SqFt: | 704 | Apx Upper SqFt Unfin: | | Apx Bsmt SqFt Unfin: | |
| Apx Lower SqFt Unfin: | | Apx Lower SqFt Fin: | 704 | | |

| Room Name | Room Level | Length | Width | Remarks | Room Name | Room Level | Length | Width | Remarks |
|-------------|------------|--------|-------|----------------------------|----------------|------------|--------|-------|---------|
| Kitchen | Main | 15 | 8 | | Master Bedroom | Upper | 12 | 13 | |
| Family Room | Main | 22 | 18 | Dining/Great Room Combined | Bedroom 2 | Upper | 11 | 10 | |
| Laundry | Upper | | | | Bedroom 3 | Upper | 11 | 11 | |

| | |
|--|---|
| <p>Style/Structure/Home: Bungalow/Cottage</p> <p>Patio/Dk/Porch Info: Deck Dim/Descr: 13 x 8; Porch Dim/Descr: 22 x 6</p> <p>Exterior Finish: Vinyl</p> <p>Garage/Carport: Double Attached</p> <p>Roofing: Shingle</p> <p>Basement: Crawl Space</p> <p>Attic: Access Only</p> | <p>Water: Public Water</p> <p>Sewer: Public System</p> <p>Heating: Electric; Heat Pump</p> <p>Air Conditioning: Heat Pump</p> <p>Fireplace: None</p> |
|--|---|

Land Description: State Maintained Rd; Subdivision

Interior Features: Pantry; Pocket Door(s); Walk-in Closet(s); Walls-Drywall

Appliances: Dishwasher; Disposal; Dryer Hookup-Elec; Microwave; Range/Electric; Washer Hookup

Information is deemed to be reliable, but is not guaranteed. © 2012 MLS and FBS.
 Prepared by Sheila G Stump on Monday, January 02, 2012 1:07 PM
 The information on this sheet has been made available by the MLS and may not be the listing of the provider.