


## Client Detail Report

Listings as of 06/14/10 at 4:04pm

<b>Active 11/11/09</b>	<b>Listing # 203029</b>	<b>1713 Aden Ln Blacksburg, VA 24060</b>		<b>Listing Price: \$189,900</b>
	<b>County/City: Montgomery</b>			<a href="#">See Map</a>
	<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>Year Built</b>	2009	<b>Lot Sq Ft (approx)</b>	3049 ((Public Record))
	<b>Parcel Num</b>	140250	<b>Lot Acres (approx)</b>	0.070

<b>School District</b> Blacksburg	<b>ELEM</b> Gilbert Linkous	<b>MIDL</b> Blacksburg	<b>HIGH</b> 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.

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Limited Service</b>	No
<b>Exclusions</b>	No	<b>Seller Disclosure</b>	No
<b>Duplicate Listing</b>	No		

### General Property Description

<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

### Bathroom/Bathroom Levels

<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		

### Location, Tax & Legal

<b>Taxes</b>	\$1745.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		

### Property Information

<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</b>	Breakers, NearPublic Transport, Underground Utility	<b>Lockbox Location</b>	Other- See Remarks
<b>Lockbox Comment</b>	Shared lockbox	<b>Possession</b>	At Closing
<b>Financing</b>	None		

### Room Information

<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

### Presented By:

**Sheila G Stump**

**Gallery, Inc.**



Cellular: 540-605-0750  
Office: 540-953-2080 x2417  
Home: 540-674-5177

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June 2010


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## Client Detail Report

Listings as of 06/14/10 at 4:04pm

<b>Active 10/12/09</b>	<b>Listing # 202590</b>	<b>1721 Aden Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$209,900</b>	
<b>County/City: Montgomery</b>			<a href="#">See Map</a>	
	<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>Year Built</b>	2009	<b>Lot Sq Ft (approx)</b>	3920 ((Assessor))
	<b>Parcel Num</b>	140252	<b>Lot Acres (approx)</b>	0.090

**School District** Blacksburg      **ELEM** Gilbert Linkous      **MIDL** Blacksburg      **HIGH** Blacksburg

**Directions** North Main to left on Givens Lane to left on Aden Lane to alley on right--second to last house on the right as you go down the alley.

**Public/Internet Remarks** Still time to make some selections to this 3 BD, 2.5 BTH home in Phase II of Echols Village. Open floor plan makes this home comfortable & inviting. Walk to shopping, close to public transportation & within minutes of VT & downtown.

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Limited Service</b>	No
<b>Exclusions</b>	No	<b>Seller Disclosure</b>	No
<b>Duplicate Listing</b>	No		

### General Property Description

<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

### Bathroom/Bathroom Levels

<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		

### Location, Tax & Legal

<b>Taxes</b>	\$1745.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		

### Property Information

<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</b>	Breakers, NearPublic Transport, Underground Utility	<b>Lockbox Location</b>	Other- See Remarks
<b>Lockbox Comment</b>	Shared lockbox	<b>Possession</b>	At Closing
<b>Financing</b>	None		
<b>Room Information</b>			
<b>Living Room</b>	22x12 Level: Main	<b>Dining Room</b>	10x12 Level: Main
<b>Kitchen</b>	12x8 Level: Main	<b>Master Bedroom</b>	13x12 Level: Upper
<b>Bedroom 2</b>	12x11 Level: Upper	<b>Bedroom 3</b>	13x10 Level: Upper

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## Client Detail Report

Listings as of 06/14/10 at 4:04pm

<b>Active 11/11/09</b>	<b>Listing # 203025</b> <b>County/City: Montgomery</b>	<b>1711 Aden Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$209,900</b> <a href="#">See Map</a>	
	<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>	2614 ((Public Record))
	<b>Year Built</b>	2009	<b>Lot Acres (approx)</b>	0.060
	<b>Parcel Num</b>	140249		

<b>School District</b> Blacksburg	<b>ELEM</b> Gilbert Linkous	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** North Main to left on Givens Lane to left on Aden Lane to alley on right--house second to last on left at end of alley. Faces open space.

**Public/Internet Remarks** Sit on the front porch and overlook the open space & walking path. This 3 BD, 2.5 BTH home has quality standards throughout the open, flowing floor plan giving a spacious feel & easy living. Walk to shopping, close to public transportation & just minutes to downtown & VT.

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Limited Service</b>	No
<b>Exclusions</b>	No	<b>Seller Disclosure</b>	No
<b>Duplicate Listing</b>	No		

### General Property Description

<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

### Bathroom/Bathroom Levels

<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		

### Location, Tax & Legal

<b>Taxes</b>	\$1745.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		

### Property Information

<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>Land Description</b>	Subdivision
<b>Appearance</b>	New 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</b>	Breakers, NearPublic Transport, Underground Utility
<b>Lockbox Location</b>	Other- See Remarks	<b>Lockbox Comment</b>	Shared lockbox
<b>Possession</b>	At Closing	<b>Financing</b>	None
<b>Room Information</b>		<b>Dining Room</b>	0x0 Level: Main
<b>Living Room</b>	0x0 Level: Main	<b>Master Bedroom</b>	0x0 Level: Upper
<b>Kitchen</b>	0x0 Level: Main	<b>Bedroom 3</b>	0x0 Level: Upper
<b>Bedroom 2</b>	0x0 Level: Upper		

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## Client Detail Report

Listings as of 06/14/10 at 4:04pm

<b>Active 06/19/09</b>	<b>Listing # 200989</b> <b>County/City: Montgomery</b>	<b>1716 Aden Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$219,900</b> <a href="#">See Map</a>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Detached
	<b>Area</b>	Blacksburg	<b>Subdivision</b>	Echols Village
	<b>Beds</b>	3	<b>Approx Sqft Fin</b>	1452 Builder
	<b>Baths(FH)</b>	3 (2 1)	<b>Lot Sq Ft (approx)</b>	3920 ((Builder))
	<b>Year Built</b>	2009	<b>Lot Acres (approx)</b>	0.090
	<b>Parcel Num</b>	140242		

<b>School District</b> Blacksburg	<b>ELEM</b> Gilbert Linkous	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** North Main To Left On Givens Lane To Left On Aden Lane. House On Left.**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 location is close to Public Transportation, Walk To Shopping & Minutes To Vt & Downtown.**Contract Information**

<b>Owner/Agent</b>	Yes	<b>Limited Service</b>	No
<b>Exclusions</b>	No	<b>Seller Disclosure</b>	No
<b>Duplicate Listing</b>	No		

**General Property Description**

<b>Detached Story</b>	2 or More Story	<b>Detached Style</b>	Other- See Remarks
<b>Modular</b>	No	<b># Room</b>	6
<b>Master on Main</b>	No	<b>Full Bath on Main</b>	No
<b>Half Bath on Main</b>	Yes		

**Bathroom/Bathroom Levels**

<b>Bedrooms- Upper</b>	#3	<b>Full Bath- Upper</b>	#2
<b>Half Bath- Main</b>	#1	<b>Garage/Carport</b>	Single Attached
<b>Apx Main Sqft</b>	704	<b>Apx Upper Sqft</b>	748
<b>Year Built Source</b>	Public Record		

**Location, Tax & Legal**

<b>Taxes</b>	\$1883.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		

**Property Information**

<b>HOA</b>	Home Owner Assoc, HOA Annual Dues, Covenants & Restrctn	<b>HOA Annual Dues</b>	\$270.00
<b>HOA Fee Includes</b>	Common Area Maint, Some Yard Maint	<b>Deck Dim/Descrip</b>	13 x 6
<b>Porch Dim/Descrip</b>	6 x 22	<b>Garage Dim/Descrip</b>	12 x 22
<b>Exterior Finish</b>	Vinyl	<b>Roof</b>	Shingle
<b>Flooring</b>	Vinyl, Carpet	<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>Land Description</b>	Subdivision, Cul-de-Sac	<b>Appearance</b>	Under Construction
<b>Fireplace</b>	None	<b>Appliances</b>	Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup
<b>Interior Features</b>	Walls-Drywall	<b>Exterior Features</b>	Insulated Glass, Blacktop Driveway
<b>Miscellaneous</b>	Breakers	<b>Lockbox Location</b>	None
<b>Possession</b>	At Closing	<b>Financing</b>	Other- See Remarks

**Room Information**

<b>Living Room</b>	22x12 Level: Main	<b>Dining Room</b>	10x12 Level: Main
<b>Kitchen</b>	8x12 Level: Main	<b>Master Bedroom</b>	12x13 Level: Upper
<b>Bedroom 2</b>	12x11 Level: Upper	<b>Bedroom 3</b>	10x13 Level: Upper

**Presented By:****Sheila G Stump****Gallery, Inc.**

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## Client Detail Report

Listings as of 06/14/10 at 4:04pm

<b>Active 06/19/09</b>	<b>Listing # 200990</b> <b>County/City: Montgomery</b>	<b>1712 Aden Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$219,900</b> <a href="#">See Map</a>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Detached
	<b>Area</b>	Blacksburg	<b>Subdivision</b>	Echols Village
	<b>Beds</b>	3	<b>Approx Sqft Fin</b>	1452 Builder
	<b>Baths(FH)</b>	3 (2 1)		
	<b>Year Built</b>	2009	<b>Lot Sq Ft (approx)</b>	3920 ((Unknown))
	<b>Parcel Num</b>	140243	<b>Lot Acres (approx)</b>	0.090
	<a href="#">See Additional Pictures</a>	<a href="#">See Virtual Tour</a>		

<b>School District</b> Blacksburg	<b>ELEM</b> Gilbert Linkous	<b>MIDL</b> Blacksburg	<b>HIGH</b> 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**

<b>Owner/Agent</b>	Yes	<b>Limited Service</b>	No
<b>Exclusions</b>	No	<b>Seller Disclosure</b>	No
<b>Duplicate Listing</b>	No		

**General Property Description**

<b>Detached Story</b>	2 or More Story	<b>Detached Style</b>	Other- See Remarks
<b>Modular</b>	No	<b># Room</b>	6
<b>Master on Main</b>	No	<b>Full Bath on Main</b>	No
<b>Half Bath on Main</b>	Yes		

**Bathroom/Bathroom Levels**

<b>Bedrooms- Upper</b>	#3	<b>Full Bath- Upper</b>	#2
<b>Half Bath- Main</b>	#1	<b>Garage/Carport</b>	Single Attached
<b>Apx Main Sqft</b>	704	<b>Apx Upper Sqft</b>	748
<b>Year Built Source</b>	Public Record		

**Location, Tax & Legal**

<b>Taxes</b>	\$1883.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	0027/0134		

**Property Information**

<b>HOA</b>	Home Owner Assoc, HOA Annual Dues, Covenants & Restrctn	<b>HOA Annual Dues</b>	\$270.00
<b>HOA Fee Includes</b>	Common Area Maint	<b>Deck Dim/Descrip</b>	13 x 6
<b>Porch Dim/Descrip</b>	6 x 22	<b>Garage Dim/Descrip</b>	12 x 22
<b>Exterior Finish</b>	Vinyl	<b>Roof</b>	Shingle
<b>Flooring</b>	Vinyl, Carpet	<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>Land Description</b>	Subdivision, Cul-de-Sac	<b>Appearance</b>	Under Construction
<b>Fireplace</b>	None	<b>Appliances</b>	Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup
<b>Interior Features</b>	Walls-Drywall	<b>Exterior Features</b>	Insulated Glass, Blacktop Driveway
<b>Miscellaneous</b>	Breakers	<b>Lockbox Location</b>	Railing
<b>Possession</b>	At Closing	<b>Financing</b>	Other- See Remarks

**Room Information**

<b>Living Room</b>	22x12 Level: Main	<b>Dining Room</b>	10x12 Level: Main
<b>Kitchen</b>	8x12 Level: Main	<b>Master Bedroom</b>	12x13 Level: Upper
<b>Bedroom 2</b>	12x11 Level: Upper	<b>Bedroom 3</b>	10x13 Level: Upper

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