


Client Detail Report

Street Address willard
Listings as of 01/12/10 at 9:39am

Active 11/11/09	Listing # 203031	415 Willard Dr Blacksburg, VA 24060	Listing Price: \$253,000 See Map	
County/City: Montgomery				
	Prop Type	Residential	Prop Subtype(s)	Townhouse/Twin
	Area	Blacksburg	Subdivision	Fiddler's Green
	Beds	3	Approx Sqft Fin	1584 Builder
	Baths(FH)	3 (2 1)	Lot Sq Ft (approx)	6534 ((Measured))
	Year Built	Under Construction	Lot Acres (approx)	0.150
	Parcel Num	00000		

School District Blacksburg	HIGH Blacksburg	MIDL Blacksburg
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Directions From downtown: S. Main to left on Eheart to T intersection and stop sign on Willard, property is straight ahead, twin home, subject unit is on right.
Public/Internet Remarks Great price, style and quality within walking distance to downtown Blacksburg! These units are popular and limited, buy now and customize finishes. Brick and vinyl exteriors, energy efficient construction with hardwood floors in the living areas.

Contract Information			
Owner/Agent	Yes	Limited Service	No
Exclusions	Yes	Seller Disclosure	No
Duplicate Listing	No		
General Property Description			
Townhouse/Twin Story	1 1/2 Story	Townhouse/Twin Style	Twin
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	Double Attached
Apx Main Sqft	768	Apx Upper Sqft	816
Year Built Source	Public Record		
Location, Tax & Legal			
Taxes	\$2479.00	Tax Year	2009
Deed Bk/Pg Instrumnt	/0		
Property Information			
HOA	Architect Cntrl Cmte, HOA Annual Dues, Home Owner Assoc	HOA Annual Dues	\$1325.00
HOA Fee Includes	All Yard Maintenance, Common Area Maint, Exterior Bldg Maint	Garage Dim/Descrip	440 sf
Exterior Finish	Brick, Vinyl	Roof	Shingle
Basement	Slab	Flooring	Carpet, Ceramic tile, Hardwood
Heating	Gas-Natural, Heat pump	Air Conditioning	Heat Pump
Water Heater	Electric	Water	Public Water
Sewer	Public System	Attic	Access Only
Land Description	Secluded Lot, State Maintained Rd, Subdivision, View	Appearance	Under Construction
Fireplace	None	Appliances	Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup
Interior Features	Pantry, Built-ins, Radon System-Passive, Ceiling Fan(s), Extra Storage, Walls-Drywall, Laundry on Main	Exterior Features	Cable Available, Insulated Glass, Porch, Quality Landscaping, Sidewalks, Street Lights
Miscellaneous Possession	Breakers, NearPublic Transport At Closing	Lockbox Location	None
		Financing	Owner Finance
Room Information			
Living Room	16x11 Level: Main	Dining Room	16x91 Level: Main
Kitchen	14x98 Level: Main	Master Bedroom	14x12 Level: Upper
Bedroom 2	11x12 Level: Upper	Bedroom 3	11x11 Level: Upper

Presented By:	Sheila Stump	Gallery, Inc.
	Cellular: 540-605-0750 Office: 540-953-2080 x2417 Home: 540-674-5177	PO Box 10397 Blacksburg, VA 24062 540-953-2080 Fax: 540-953-2630
	E-mail: sstump@sasbuilders.com Web Page:	

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Client Detail Report

Street Address willard

Listings as of 01/12/10 at 9:39am

Active 11/11/09	Listing # 203030 County/City: Montgomery	413 Willard Dr Blacksburg, VA 24060	Listing Price: \$265,000 See Map
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Prop Type	Residential	Prop Subtype(s)	Townhouse/Twin
Area	Blacksburg	Subdivision	Fiddler's Green
Beds	3	Approx Sqft Fin	1594 Builder
Baths(FH)	3 (2 1)	Lot Sq Ft (approx)	6534 ((Measured))
Year Built	Under Construction	Lot Acres (approx)	0.150
Parcel Num	150479		

School District Blacksburg	MIDL Blacksburg	HIGH Blacksburg
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Directions From downtown, S. Main to left on Eheart to T intersection with Willard drive, property straight ahead on Willard.

Public/Internet Remarks Walk downtown from this new home in Fiddlers Green! Limited supply of these very popular and unique twin homes. Brick and vinyl exteriors and hardwood floors inside. Very accomodating floor plan built to high efficiency standards in a neighborhood that boasts ample green space and a 37 acre conservation easement. Buy now and customize, extra room can be finished upstairs upon request!

Contract Information

Owner/Agent	Yes	Limited Service	No
Exclusions	Yes	Seller Disclosure	No
Duplicate Listing	No		
General Property Description			
Townhouse/Twin Story	1 1/2 Story	Townhouse/Twin Style	Twin
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	Double Attached
Apx Main Sqft	768	Apx Upper Sqft	816
Year Built Source	Public Record		
Location, Tax & Legal			
Taxes	\$2597.00	Tax Year	2009
Deed Bk/Pg Instrumnt	2008/012217		
Property Information			
HOA	Covenants & Restrctn, HOA Annual Dues, Home Owner Assoc	HOA Annual Dues	\$1325.00
HOA Fee Includes	All Yard Maintenance, Common Area Maint, Exterior Bldg Maint	Garage Dim/Descrip	440 sf
Exterior Finish	Brick, Vinyl	Roof	Shingle
Basement	Slab	Flooring	Carpet, Ceramic tile, Hardwood
Heating	Gas-Natural, Heat pump	Air Conditioning	Heat Pump
Water Heater	Electric	Water	Public Water
Sewer	Public System	Attic	Other- See Remarks
Land Description	State Maintained Rd, Subdivision	Appearance	Under Construction
Fireplace	None	Appliances	Dryer Hookup-Elec, Dishwasher, Disposal, Washer Hookup
Interior Features	Pantry, Radon System-Passive, Ceiling Fan(s), Extra Storage, Walls-Drywall	Exterior Features	Blacktop Driveway, Cable Available, Insulated Glass, Other- See Remarks, Porch, Street Lights
Miscellaneous	Breakers, NearPublic Transport, Underground Utility	Lockbox Location	None
Possession	At Closing	Financing	Owner Finance
Room Information			
Living Room	16x116 Level: Main	Dining Room	16x108 Level: Main
Kitchen	160x98 Level: Main	Master Bedroom	14x14 Level: Upper
Bedroom 2	102x128 Level: Upper	Bedroom 3	102x128 Level: Upper
Other Room 1	198x120 Level: Upper (Bonus room can be finished upon request!)		

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Client Detail Report

Street Address willard

Listings as of 01/12/10 at 9:39am

Closed 09/30/09

Listing # 200581

421 Willard Dr Blacksburg, VA 24060

Listing Price: \$255,300

County/City: Montgomery

[See Map](#)



NRVMLS

Prop Type
Area
Beds
Baths(FH)
Year Built
Parcel Num

Residential
Blacksburg
3
3 (2 1)
Under Construction
22AB2

Prop Subtype(s)
Subdivision
Approx Sqft Fin

Lot Sq Ft (approx)
Lot Acres (approx)

Townhouse/Twin
The Villas at Fiddlers Green
1584 Builder

6098 ((Unknown))
0.140

School District Blacksburg

MIDL Blacksburg

HIGH Blacksburg

Directions From Downtown, S. Main to Left on Eheart. Third Right on Willard, first unit on left.

Public/Internet Remarks Quality new construction in downtown Blacksburg! Buy now and customize this spacious, low maintenance home. Walk to downtown or campus!

Selling Price \$244,912

Selling Date 09/30/09

Pending Date 07/09/09

Original Price 255,300

SP % LP 95.93

Selling Information

Other Closing Info NONE

Contract Information

Owner/Agent Yes
Exclusions No
Duplicate Listing No

Foreclos/Short Sale No

Limited Service No
Seller Disclosure No

General Property Description

Townhouse/Twin Story 1 1/2 Story
Modular No
Master on Main No
Half Bath on Main Yes

Townhouse/Twin Style Twin
Room 6
Full Bath on Main No

Bathroom/Bathroom Levels

Bedrooms- Upper #3
Half Bath- Main #1
Apx Main Sqft 768
Year Built Source Public Record

Full Bath- Upper #2
Garage/Carport Double Attached
Apx Upper Sqft 816

Location, Tax & Legal

Taxes \$2400.00
Deed Bk/Pg Instrumnt 0000/00

Tax Year 2009

Property Information

HOA Covenants & Restrctn, HOA Annual Dues, Home Owner Assoc
HOA Fee Includes All Yard Maintenance, Common Area Maint, Exterior Bldg Maint
Exterior Finish Brick, Vinyl
Basement Slab
Heating Gas-Natural, Heat pump
Water Heater Electric
Sewer Public System
Land Description State Maintained Rd, Subdivision
Fireplace None

HOA Annual Dues \$1320.00
HOA Remarks \$300 initial contribution
Roof Shingle
Flooring Carpet, Ceramic tile, Hardwood
Air Conditioning Heat Pump
Water Public Water
Attic Floored, Other- See Remarks
Appearance Under Construction
Appliances Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup

Interior Features Pantry, Radon System-Passive, Extra Storage, Walls-Drywall
Miscellaneous Breakers, NearPublic Transport
Possession At Recordation

Exterior Features Blacktop Driveway, Cable Available, Insulated Glass
Lockbox Location None
Financing Lease/Purchase Opt, Owner Finance

Room Information

Living Room 160x118 Level: Main
Kitchen 148x98 Level: Main
Bedroom 2 114x126 Level: Upper

Dining Room 160x910 Level: Main
Master Bedroom 146x120 Level: Upper
Bedroom 3 116x114 Level: Upper

Presented By:

Sheila Stump

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Client Detail Report

Street Address willard

Listings as of 01/12/10 at 9:39am

Closed 11/12/09

Listing # 200579

419 Willard Dr Blacksburg, VA 24060

Listing Price: \$261,200

County/City: Montgomery

[See Map](#)



NRVMLS

Prop Type
Area
Beds
Baths(FH)
Year Built
Parcel Num

Residential
Blacksburg
3
3 (2 1)
Under Construction
FG22AB

Prop Subtype(s)
Subdivision
Approx Sqft Fin

Lot Sq Ft (approx)
Lot Acres (approx)

Townhouse/Twin
The Villas at Fiddlers Green
1584 Builder

6098 ((Unknown))
0.140

School District Blacksburg

MIDL Blacksburg

HIGH Blacksburg

Directions From Downtown Blacksburg, S. Main to left on Eheart, Third Right on Willard, second unit on Left.

Public/Internet Remarks Tasteful yet affordable new construction in downtown Blacksburg! Low maintenance end unit in Fiddlers Green subdivision. Seller offering \$8,000 credit for a limited time. Large bonus room can be finished for extra BR or home office. Buy now and customize this home!

Selling Price \$271,500

Selling Date 11/12/09

Pending Date 07/15/09

Original Price 261,200

SP % LP 103.94

Selling Information

Other Closing Info

Upgraded flooring and bonus room

Seller Concessions

4000.00

Foreclos/Short Sale

No

Contract Information

Owner/Agent

Yes

Limited Service

No

Exclusions

No

Seller Disclosure

Yes

Duplicate Listing

No

General Property Description

Townhouse/Twin Story

1 1/2 Story

Townhouse/Twin Style

Twin

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

Garage/Carport

Double Detached

Apx Main Sqft

768

Apx Upper Sqft

816

Year Built Source

Public Record

Location, Tax & Legal

Taxes

\$2455.00

Tax Year

2009

Deed Bk/Pg Instrumnt

00/00

Property Information

HOA

Architect Cntrl Cmte, HOA Annual Dues, Home Owner Assoc

HOA Annual Dues

\$1320.00

HOA Fee Includes

All Yard Maintenance, Common Area Maint, Exterior Bldg Maint

Garage Dim/Descrip

19-8 X 21

Exterior Finish

Brick, Other- See Remarks, Vinyl

Roof

Shingle

Basement

None, Slab

Flooring

Carpet, Ceramic tile, Hardwood

Heating

Gas-Natural, Heat pump

Air Conditioning

Heat Pump

Water Heater

Electric

Water

Public Water

Sewer

Public System

Attic

Access Only, Other- See Remarks

Land Description

State Maintained Rd, Other- See Remarks, Subdivision

Appearance

Under Construction

Fireplace

None

Appliances

Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup

Interior Features

Pantry, Radon System-Passive, Extra Storage, Walls-Drywall, Walk-in Closet(s)

Exterior Features

Blacktop Driveway, Insulated Glass, Sidewalks

Miscellaneous

Breakers, NearPublic Transport, Underground Utility

Lockbox Location

None

Possession

At Closing

Financing

Lease/Purchase Opt, Owner Finance

Room Information

Living Room

160x116 Level: Main

Dining Room

160x100 Level: Main

Kitchen

160x98 Level: Main

Master Bedroom

140x140 Level: Upper

Bedroom 2

102x126 Level: Upper

Bedroom 3

102x126 Level: Upper

Bonus

198x120 Level: Upper (Unfinished)

Presented By:

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Client Detail Report

Listings as of 01/12/10 at 2:31pm

Active 12/29/09	Listing # 203454 County/City: Montgomery	510 Prospect St Blacksburg, VA 24060	Listing Price: \$265,000 See Map
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Prop Type	Residential	Prop Subtype(s)	Townhouse/Twin
Area	Blacksburg	Approx Sqft Fin	1488 Builder
Beds	3	Lot Sq Ft (approx)	6534 ((Builder))
Baths(FH)	3 (2 1)	Lot Acres (approx)	0.150
Year Built	Under Construction		
Parcel Num	150482		

School District Blacksburg	ELEM Harding Av	HIGH Blacksburg	MIDL Blacksburg
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Directions From downtown, S. Main to left on CLay st. Right on Prospect St., property on the right.
Public/Internet Remarks Walk downtown or to VT campus from this spacious and energy efficient new home in Blacksburg's finest downtown subdivision. Thoughtful floor plans with superb craftsmanship and finishes. Buy now and customize, there are only a few of these popular units left!

Contract Information			
Owner/Agent	Yes	Limited Service	No
Exclusions	No	Seller Disclosure	Yes
Duplicate Listing	No		
General Property Description			
Townhouse/Twin Story	1 1/2 Story+Basement	Townhouse/Twin Style	Twin
Modular	No	# Room	7
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 Under
Apx Main Sqft	720	Apx Upper Sqft	768
Apx Bsmt Sqft Unfin	412	Year Built Source	Public Record
Location, Tax & Legal			
Taxes	\$2544.00	Tax Year	2009
Deed Bk/Pg Instrumnt	2008/012217		
Property Information			
HOA	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	HOA Annual Dues	\$1325.00
HOA Fee Includes	All Yard Maintenance, Common Area Maint, Exterior Bldg Maint	Exterior Finish	Brick, Vinyl
Roof	Shingle	Basement	Concrete Floor, Full, Garage Door, Outside Access, Walk Out
Flooring	Carpet, Ceramic tile, Hardwood	Heating	Gas-Natural, Heat pump
Air Conditioning	Heat Pump	Water Heater	Electric
Water	Public Water	Sewer	Public System
Attic	Access Only	Land Description	State Maintained Rd, Subdivision
Appearance	Under Construction	Appliances	Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup
Interior Features	Pantry, Built-ins, Ceiling Fan(s), Custom Cabinets, Extra Storage, Walls-Drywall	Exterior Features	Blacktop Driveway, Cable Available, Curbs, Deck, Insulated Glass, Porch, Quality Landscaping, Sidewalks, Street Lights
Miscellaneous	Breakers, NearPublic Transport, School (Walking), Underground Utility	Lockbox Location	None
Possession	At Closing		
Room Information			
Living Rk Room	16x10 Level: Main	Dining Room	16x9 Level: Main
Kitchen	17x98 Level: Main	Master Bedroom	14x13 Level: Upper
Bedroom 2	10x11 Level: Upper	Bedroom 3	10x11 Level: Upper
Other Room 1	18x15 Level: Basement (Unfinished potential family room)		

Presented By:	Sheila Stump Cellular: 540-605-0750 Office: 540-953-2080 x2417 Home: 540-674-5177 E-mail: sstump@sasbuilders.com Web Page:	Gallery, Inc. PO Box 10397 Blacksburg, VA 24062 540-953-2080 Fax: 540-953-2630
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Client Detail Report

Listings as of 01/12/10 at 2:31pm

Active 12/29/09	Listing # 203455	508 Prospect St Blacksburg, VA 24060	Listing Price: \$265,000 See Map
County/City: Montgomery		Prop Type	Residential
		Area	Blacksburg
		Beds	3
		Baths(FH)	3 (2 1)
		Year Built	Under Construction
		Parcel Num	150483
		Prop Subtype(s)	Townhouse/Twin
		Approx Sqft Fin	1488 Builder
		Lot Sq Ft (approx)	6534 ((Builder))
		Lot Acres (approx)	0.150

School District Blacksburg	ELEM Harding Av	HIGH Blacksburg	MIDL Blacksburg
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Directions From downtown, S. Main to left on CLay st. Right on Prospect St., property on the right.

Public/Internet Remarks Walk downtown or to VT campus from this spacious and energy efficient new home in Blacksburg's finest downtown subdivision. Thoughtful floor plans with superb craftsmanship and finishes. Buy now and customize, there are only a few of these popular units left!

Contract Information

Owner/Agent	Yes	Limited Service	No
Exclusions	No	Seller Disclosure	Yes
Duplicate Listing	No		
General Property Description			
Townhouse/Twin Story	1 1/2 Story+Basement	Townhouse/Twin Style	Twin
Modular	No	# Room	7
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 Under
Apx Main Sqft	720	Apx Upper Sqft	768
Apx Bsmt Sqft Unfin	412	Year Built Source	Public Record
Location, Tax & Legal			
Taxes	\$2544.00	Tax Year	2009
Deed Bk/Pg Instrumnt	2008/012217		
Property Information			
HOA	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	HOA Annual Dues	\$1325.00
HOA Fee Includes	All Yard Maintenance, Common Area Maint, Exterior Bldg Maint	Exterior Finish	Brick, Vinyl
Roof	Shingle	Basement	Concrete Floor, Full, Garage Door, Outside Access, Walk Out
Flooring	Carpet, Ceramic tile, Hardwood	Heating	Gas-Natural, Heat pump
Air Conditioning	Heat Pump	Water Heater	Electric
Water	Public Water	Sewer	Public System
Attic	Access Only	Land Description	State Maintained Rd, Subdivision
Appearance	Under Construction	Appliances	Dryer Hookup-Elec, Range/Electric, Dishwasher, Disposal, Washer Hookup
Interior Features	Pantry, Built-ins, Ceiling Fan(s), Custom Cabinets, Extra Storage, Walls-Drywall	Exterior Features	Blacktop Driveway, Cable Available, Curbs, Deck, Insulated Glass, Porch, Quality Landscaping, Sidewalks, Street Lights
Miscellaneous	Breakers, NearPublic Transport, School (Walking), Underground Utility	Lockbox Location	None
Possession	At Closing		
Room Information			
Living Room	16x106 Level: Main	Dining Room	16x9 Level: Main
Kitchen	17x98 Level: Main	Master Bedroom	14x13 Level: Upper
Bedroom 2	102x116 Level: Upper	Bedroom 3	102x116 Level: Upper
Other Room 1	186x156 Level: Basement (Unfinished potential family room)		

Presented By:	Sheila Stump	Gallery, Inc.
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