

407 Willard Dr Blacksburg, VA 24060

300707 Residential Active \$273,500



Provided as a courtesy of  
**Sheila G Stump**  
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<b>Owner/Agent:</b>	Yes	<b>Listing Type:</b>	Exclusive Right to Sell	<b>Limited Service:</b>	No				
<b>Property Sub-Type:</b>	Townhome/Twin	<b>Story:</b>	1 1/2 Story	<b>Modular:</b>	No				
<b>Manufactured:</b>	No	<b># Rooms:</b>	7	<b>Bds:</b>	3				
<b>Master on Main:</b>	N	<b>FBths:</b>	2	<b>HBths:</b>	1				
<b>Apx Fin SqFt:</b>	1,824	<b>Apx Main SqFt:</b>	768	<b>Apx Lower SqFt Fin:</b>	768				
<b>Apx Lower SqFt Unfin:</b>		<b>Apx Upper SqFt:</b>	1,006	<b>Apx Bsmnt SqFt Fin:</b>					
<b>Apx Bsmnt SqFt Unfin:</b>		<b>Lot Size:</b>		<b>Lot Size Source:</b>	County				
<b>Apx Acr:</b>	0.18	<b>Year Built:</b>	2010	<b>Source-Year Built:</b>	Public Record				
<b>Area:</b>	Blacksburg	<b>Community:</b>		<b>Subdivision:</b>	Fiddler's Green				
<b>Zoning:</b>		<b>Taxes:</b>	925	<b>Tax Year:</b>	2010				
<b>Lease Expire Date:</b>		<b>Rent per Month:</b>		<b>Property Mgmt Co:</b>					
<b>School District:</b>	Montgomery	<b>Elementary School:</b>	Harding Av	<b>Middle School:</b>	Blacksburg				
<b>High School:</b>	Blacksburg								
<b>Contingency 2:</b>		<b>Other Closing Info:</b>							
<b>Public Remarks:</b> New Construction with FINISHED BONUS ROOM. Quality at it's best. Located in Downtown Blacksburg, convenient to Shopping and VT. Brick and Insulated Vinyl Exterior make this an Energy Efficient, Low Maintenance Home. Rounded Corner Bead, Beautiful Hardwood/Tile Flooring are just a few of the upgraded touches the builder allowed.									
<b>Legal Description:</b> FIDDLERS GREEN LOT 24A-A									
<b>Directions:</b> From Downtown South Main to Left on Eheart to stop sign at intersecion turn left onto Willard Drive, home on Unit on Right									
<b>HOA:</b> Home Owners Assoc; HOA Annual Dues: 1,320; Architect Cntrl Cmte; Covenants & Restrctn		<b>Heating:</b> Gas-Natural; Heat Pump		<b>Fireplace:</b> None					
<b>HOA Fee Includes:</b> All Yard Maintenance; Common Area Maint; Exterior Bldg Maint		<b>Air Conditioning:</b> Heat Pump		<b>Appliances:</b> Dishwasher; Disposal; Microwave; Range/Electric					
<b>Style/Structure/Home:</b> Twin		<b>Water Heater:</b> Electric		<b>Interior Features:</b> Pocket Door(s); Radon System-Passive; Walk-in Closet(s)					
<b>Garage/Carport:</b> Double Attached		<b>Water:</b> Public Water		<b>Exterior Features:</b> Blacktop Driveway; Quality Landscaping; Sidewalks					
<b>Exterior Finish:</b> Brick; Vinyl		<b>Sewer:</b> Public System		<b>Miscellaneous:</b> Breakers; NearPublic Transport; Radon Ready					
<b>Roofing:</b> Shingle		<b>Attic:</b> Access Only		<b>Possession:</b> At Recordation					
<b>Basement:</b> Crawl Space		<b>Land Description:</b> Subdivision		<b>Financing:</b> None					
<b>Flooring:</b> Carpet; Ceramic Tile; Hardwood		<b>Appearance:</b> New Construction-Fin							
<b>Room Name</b>	<b>Room Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Room Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>
Kitchen	Main	16	10	Open Plan	Bedroom 2	Upper	10	12	
Dining Room	Main	16	10		Bedroom 3	Upper	10	12	
Living Room	Main	16	10		Bonus	Upper	19	12	Finished Space
Master Bedroom	Upper	14	14		Pantry				
<b>List Date:</b>	03/04/2011	<b>Agent Days On Market:</b>	24	<b>List Price:</b>	273,500				
<b>Status Change Date:</b>	03/04/2011								

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Prepared by Sheila G Stump on Monday, March 28, 2011 1:14 PM

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