


## Client Detail Report

Listings as of 01/19/10 at 9:47am

<b>Expired 01/16/10</b>	<b>Listing # 100811</b>	<b>713 Kentwood Dr Blacksburg, VA 24060</b>	<b>Listing Price: \$332,000</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>	The Villas at Fiddlers Green
	<b>Beds</b>	3	<b>Approx Sqft Fin</b>	2021 Builder
	<b>Baths(FH)</b>	3 (2 1)		
	<b>Year Built</b>	2009	<b>Lot Sq Ft (approx)</b>	7405 ((Unknown))
	<b>Parcel Num</b>	257245	<b>Lot Acres (approx)</b>	0.170
	<a href="#">See Additional Pictures</a>			

School District Blacksburg	ELEM Beeks	MIDL Blacksburg	HIGH Blacksburg
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**Directions** From Downtown, S. Main To Left On Eheart, Second Right On Kentwood, House On Left (Second On Left Under Construction).  
**Public/Internet Remarks** Earth Craft Certified Energy Efficient New Construction In The Heart Of Blacksburg. Walk Downtown Or To Campus Form Blacksburg's Only New Single Family Development Located Downtown! Thoughtful Floor Plans, Fine Finishes, Convenience And Plenty Of Room! Buy Now And Customize!

<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>	1 1/2 Story	<b>Detached Style</b>	Craftsman
<b>Modular</b>	No	<b># Room</b>	8
<b>Master on Main</b>	Yes	<b>Full Bath on Main</b>	No
<b>Half Bath on Main</b>	Yes		
<b>Bathroom/Bathroom Levels</b>			
<b>Garage/Carport</b>	Single Attached	<b>Apx Main Sqft</b>	1345
<b>Apx Upper Sqft</b>	676	<b>Year Built Source</b>	Public Record
<b>Location, Tax &amp; Legal</b>			
<b>Taxes</b>	\$3120.00	<b>Tax Year</b>	2009
<b>Deed Bk/Pg Instrumnt</b>	000001		
<b>Property Information</b>			
<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$600.00
<b>HOA Fee Includes</b>	Common Area Maint	<b>Exterior Finish</b>	Vinyl, Brick
<b>Roof</b>	Shingle	<b>Basement</b>	Slab
<b>Flooring</b>	Carpet, Ceramic tile, Hardwood	<b>Heating</b>	Heat pump, Gas-Natural
<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>	State Maintained Rd, Subdivision, Road Frontage
<b>Appearance</b>	Under Construction	<b>Fireplace</b>	Gas Logs/Vented
<b>Appliances</b>	Range/Electric, Dishwasher, Disposal	<b>Interior Features</b>	Pantry, Ceiling Fan(s), Ceramic Tile Bath(s), Custom Countertops, Extra Storage, Tray Ceiling, Vaulted Ceiling, Walls-Drywall, Walk-in Closet(s), Laundry on Main NearPublic Transport, Breakers
<b>Exterior Features</b>		<b>Miscellaneous</b>	
	Blacktop Driveway, Cable Available, Curbs, Garden Space, Insulated Glass, Porch, Sidewalks, Street Lights	<b>Possession</b>	Negotiable
<b>Lockbox Location</b>	Front Door		
<b>Financing</b>	Owner Finance		
<b>Room Information</b>		<b>Family Room</b>	164x184 Level: Main
<b>Dining Room</b>	134x124 Level: Main	<b>Laundry</b>	0.00x0.00 Level: Main
<b>Kitchen</b>	98x138 Level: Main	<b>Bedroom 2</b>	128x105 Level: Upper
<b>Master Bedroom</b>	149x136 Level: Main	<b>Other Room 1</b>	126x90 Level: Upper
<b>Bedroom 3</b>	116x121 Level: Upper		

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