

Provided as a courtesy of

Thomas Hennerty

NetRealtyNow.com LLC
 2724 Dorr Avenue, Suite 200
 Fairfax, VA 22031
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tom@netrealtynow.com
<http://www.netrealtynow.com>



Supra Lockbox #:	53526282	Owner/Agent:	No	Owner Name:	Michael J. & Emma T. Mulvaney
Owner Phone:	203-948-2917	Owner Alt Phone:		Tenant Name:	
Tenant Phone:		Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	7	Bds:	3
Master on Main:	N	FBths:	3	HBths:	0
Apx Ttl Fin SqFt:	1,764	Apx Main SqFt:	468	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:		Lot Size:	
Lot Size Source:	Owner	Apx Acr:	0.25	Year Built:	1980
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Woodbine	Zoning:	
Geo Lat:	37.264568	Geo Lon:	-80.406073	Parcel Nbr:	021323
Taxes:	2,209	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2010/3048	School District:	Montgomery
Elementary School:	Gilbert Linkous	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3%	Sub Agent:	3%
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: This tri-level has been lovingly lived in and received many updates such as electrical service, deck, roof, windows, appliances, water heater, carpet, paint... Wonderful neighborhood with mature trees, nice views and walking trails. 3 bedrooms up and a fourth on the lower level with it's own entrance and full bath nearby. Huge family room with fireplace. A must see!

Agent Remarks: Recent major updates: New roof, exterior painted, windows replaced, new deck, new water heater, sink in laundry, new carpet, tile in baths, new gutters, updated electrical panel, new dishwasher and washer.

Legal Description: WOODBINE SUBD SEC III LOT 65

Directions: From Blacksburg: N. Main headed N, R on Woodbine, L on Birch Leaf. Home on L. Sign.

HOA: Home Owners Assoc; HOA Annual Dues: 110; Covenants & Restrctn
HOA Fee Includes: Common Area Maint
Seller Information: Seller Concessions: 1,000; Seller Repairs: 317
Style/Structure/Home: Split Tri-Level
Patio/Dk/Porch Info: Deck Dim/Descrp: 20 x14
Garage/Carport Info: Garage Dim/Descrp: 24'3 x 11'10
Garage/Carport: Single/Attached
Exterior Finish: Stone; Wood
Roofing: Shingle

Basement: Finished; Laundry; Outside Access
Flooring: Carpet; Ceramic Tile; Vinyl
Heating: Baseboard-Electric; Wood Stove
Air Conditioning: Window Unit (s)
Water Heater: Electric
Water: Public Water
Sewer: Public System
Attic: Access Only
Land Description: Subdivision

Appearance: Very Good
Fireplace: Family Room; Wood Stove Insert
Appliances: Dishwasher; Dryer/Electric; Range/Electric; Refrigerator; Washer
Interior Features: Ceiling Fan(s)
Exterior Features: Blacktop Driveway; Cable Available; Deck; Garden Space; Insulated Glass; Storm Doors
Lockbox Location: Front Door
Showing Instructions: Call Owner for Appt; NRV Lockbox
Possession: Negotiable
Financing: None

Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main	14'3 x 13'			Bedroom 3	Upper	12'7	10'3	
Kitchen	Main	17'6	11'9	Eat in	Family Room	Lower	24'3	22'3	
Master Bedroom	Upper	15	12		Bedroom 4	Lower	17	10'10	currently used for storage
Bedroom 2	Upper	11'6	10'4		Laundry	Lower	11	8'1	

Primary Listing: Yes

List Date:	03/18/2013	Agent Days On Market:	10	Cumulative DOM:	10
List Price:	223,000	Original List Price:	223,000	Closing Date:	06/14/2013
Closing Price:	223,000	How Sold:	Conventional	Pending/Contract Dt:	03/28/2013
Status Change Date:	06/18/2013				

LA: Marshall Overstreet; (540)320-7773; mgoverstreet@yahoo.com
LO: RE/MAX 8 - Blacksburg; amy.hudson@remax.net

SA: Tim Hudson; (540)320-5499; tim@timhudsonrealtor.com
SO: Coldwell Banker Townside-Bburg; (540)552-6500;
sales@cbtownside.com

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Supra Lockbox #:	5354001	Owner/Agent:	No	Owner Name:	CHRISTOPHER MOORE STROCK & ANNA ELIZABETH HICKMAN STROCK
Owner Phone:		Owner Alt Phone:		Tenant Name:	Robin
Tenant Phone:	425-753-5154	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	Yes	Variable Commission:	Yes	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 1/2 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	9	Bds:	4
Master on Main:	Y	FBths:	2	HBths:	0
Apx Ttl Fin SqFt:	2,288	Apx Main SqFt:	1,155	Apx Lower SqFt Fin:	1,133
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:	0	Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:	0	Apx Bsmnt SqFt Unfin:	0	Lot Size:	
Lot Size Source:	Assessor	Apx Acr:	0	Year Built:	1979
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Woodbine	Zoning:	
Geo Lat:	37.264077	Geo Lon:	-80.404657	Parcel Nbr:	021333
Taxes:	1,738.26	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2006/925	School District:	Montgomery
Elementary School:	Gilbert Linkous	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	2.5%	Sub Agent:	2.5%
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: Almost-new kitchen is a show-stopper, new cabinets, counter, stainless appliances & contemporary lighting. Newer heat pump, vinyl siding, bamboo flooring in living/dining area, remodeled hall bath, newer lighting fixtures & just the right touch of trendy colors. Ample space in lower level w/family room w/fireplace, room for an in-home office & unfinished space for storage. Rough-in for third full bath. The yard is wonderful w/mature landscaping, fencing & a large deck.

Agent Remarks: Lease is until the end of May and then will go month to month. \$1,100/mo.

Legal Description: WOODBINE SUBD SEC III LOT 75

Directions: North Main to right no Woodbine Dr. to right on Birchleaf to property on left.

<p><u>HOA</u>: Home Owners Assoc; HOA Annual Dues: 200 <u>HOA Fee Includes</u>: Common Area Maint <u>Seller Information</u>: Seller Concessions: 6,000; Seller Repairs: 1,200 <u>Style/Structure/Home</u>: Split Foyer <u>Patio/Dk/Porch Info</u>: Deck Dim/Descrip: 11 x 12 <u>Garage/Carport</u>: None <u>Exterior Finish</u>: Vinyl <u>Roofing</u>: Shingle <u>Basement</u>: Full; Partially Finished; Walk Out</p>	<p><u>Flooring</u>: Carpet <u>Heating</u>: Baseboard-Electric; Heat Pump <u>Air Conditioning</u>: Heat Pump <u>Water Heater</u>: Electric <u>Water</u>: Public Water <u>Sewer</u>: Public System <u>Land Description</u>: Cul-de-Sac; Subdivision <u>Appearance</u>: Decorator Touches; Remodeled; Upgrades <u>Fireplace</u>: Living Room; Woodburning</p>	<p><u>Appliances</u>: Dishwasher; Disposal; Dryer/ Electric; Range/Electric; Refrigerator; Washer <u>Interior Features</u>: Custom Cabinets; Radon System-Active <u>Exterior Features</u>: Blacktop Driveway; Deck; Fenced Yard <u>Miscellaneous</u>: Breakers <u>Lockbox Location</u>: Front Door <u>Showing Instructions</u>: Call Tenant for Appt; NRV Lockbox; Sign <u>Possession</u>: Tenants Rights <u>Financing</u>: None</p>
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Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Dining Room	Main	12	10		Bedroom 2	Main	12	11	
Family Room	Main	23	10		Bedroom 3	Main	11	9	
Kitchen	Main	12	10	Remodeled	Bedroom 4	Lower	11	10	
Laundry	Lower	0	0		Living Room	Main	14	13	Bamboo flooring
Master Bedroom	Main	14	11						

Primary Listing:	No				
List Date:	04/10/2013	Agent Days On Market:	6	Cumulative DOM:	6
List Price:	219,900	Original List Price:	219,900	Closing Date:	06/13/2013
Closing Price:	219,000	How Sold:	Conventional	Pending/Contract Dt:	04/16/2013
Status Change Date:	06/13/2013				
LA: Steve Bodtke; (540)239-1657; sbodtke@gmail.com		SA: Jeremy Hart; (540)998-4731; jeremy@nrvliving.com			
CLA: Peggy Smith; (540)239-0238; pesmith929@gmail.com		SO: Nest Realty Group; (434)566-0121; jk@nestrealtygroup.com			
LO: RE/MAX 1st Realty-Christiansburg; joan.humhreys@rmxnews.com					

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Supra Lockbox #:	53526361	Owner/Agent:	No	Owner Name:	Joseph L Hamilton III
Owner Phone:		Owner Alt Phone:		Tenant Name:	
Tenant Phone:		Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	12	Bds:	4
Master on Main:	Y	FBths:	4	HBths:	0
Apx Ttl Fin SqFt:	2,936	Apx Main SqFt:	1,649	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:	1,287	Apx Bsmnt SqFt Unfin:	383	Lot Size:	
Lot Size Source:	Other	Apx Acr:	0.40	Year Built:	1961
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	McBryde Village	Zoning:	Residential 4
Geo Lat:	37.238926	Geo Lon:	-80.428034	Parcel Nbr:	016260
Taxes:	2,045.37	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2007/6669	School District:	Montgomery
Elementary School:	Gilbert Linkous	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3%	Sub Agent:	1%
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: Spacious 4 Bedroom 4 Bath brick ranch with large private yard in great neighborhood. Fresh paint throughout. All bedrooms have their own bathroom! Great single family or investment property. One half block from neighborhood children's park. Walking distance to VT.
 Agent Remarks: Fourth bedroom in basement in non-conforming. Central AC is upstairs only. Heat is in 3 zones. Gas boiler with baseboard radiators.
 Legal Description: MCBRYDE VILLAGE LOT 32 SEC 3
 Directions: Prices Fork to left on McBryde to left on Buchanan. House on left.

<u>Seller Information:</u> Seller Concessions: 4,000; Seller Repairs: 0 <u>Style/Structure/Home:</u> Ranch <u>Patio/Dk/Porch Info:</u> Patio Dim/Descrip: 16x18.5 <u>Garage/Carport Info:</u> Carport Dim/Descrip <u>Garage/Carport:</u> Carport/Single <u>Exterior Finish:</u> Brick <u>Roofing:</u> Shingle <u>Basement:</u> Finished; Partially Finished; Rec Room/Game Room <u>Flooring:</u> Ceramic Tile; Hardwood; VCT; Vinyl	<u>Heating:</u> Baseboard-Hot Water <u>Air Conditioning:</u> Central Electric <u>Water:</u> Public Water <u>Sewer:</u> Public System <u>Attic:</u> Access Only <u>Land Description:</u> State Maintained Rd; Subdivision <u>Appearance:</u> Very Good; Other-See Remarks <u>Fireplace:</u> Basement; Living Room; Woodburning	<u>Appliances:</u> Dryer Hookup-Elec; Range/Gas; Refrigerator; Washer Hookup <u>Interior Features:</u> Built-Ins; Laundry on Main <u>Exterior Features:</u> Blacktop Driveway; Private Yard; Storm Windows <u>Miscellaneous:</u> Breakers; Recreation Amenities; Schools (Walking) <u>Lockbox Location:</u> Front Door <u>Showing Instructions:</u> NRV Lockbox; Sign; Vacant <u>Possession:</u> At Closing <u>Financing:</u> None
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Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main	21	16.2		Master on Main	Main	16.2	11.4	
Kitchen	Main	10.7	10.2		Bedroom 2	Main	16.2	12	
Dining Room	Main	10.2	10		Bedroom 3	Lower	16.3	13.8	
Family Room	Lower	31.2	13.4		Bedroom 4	Lower	16.3	10	
Laundry	Main	0	0						

Primary Listing:

List Date:	02/08/2013	Agent Days On Market:	90	Cumulative DOM:	90
List Price:	229,500	Original List Price:	244,900	Closing Date:	06/27/2013

Closing Price: 229,500
Status Change Date: 06/28/2013

How Sold:

Conventional

Pending/Contract Dt: 05/09/2013

LA: Rob Jones; (540)320-6688; rob@nrvforsale.com
CLA: Bill Linkenhoker; (540)320-4652; billlinkenhoker@comcast.net
LO: Coldwell Banker Townside-Bburg; sales@cbtownside.com

SA: Bill Linkenhoker; (540)320-4652; billlinkenhoker@comcast.net
SO: Coldwell Banker Townside-Bburg; (540)552-6500;
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Supra Lockbox #:	53530731	Owner/Agent:	No	Owner Name:	GARY E STONE & BECKY N STONE
Owner Phone:	540-449-2719	Owner Alt Phone:	540-467-7076	Tenant Name:	
Tenant Phone:		Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	No	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	8	Bds:	3
Master on Main:	Y	FBths:	1	HBths:	1
Apx Ttl Fin SqFt:	2,121	Apx Main SqFt:	1,414	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:	707	Apx Bsmnt SqFt Unfin:		Lot Size:	.41 acre
Lot Size Source:	Assessor	Apx Acr:	0.41	Year Built:	1955
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Dundas Heights	Zoning:	
Geo Lat:	37.236714	Geo Lon:	-80.408299	Parcel Nbr:	002247
Taxes:	1,678.23	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2007/102	School District:	Montgomery
Elementary School:	Harding Av	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3	Sub Agent:	0
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Kickout Hours: Contingency 2: Other Closing Info:

Public Remarks: Charming Brick Ranch Close to Downtown Boasts a Large Fenced Yard with Pergola & Many Original Details Throughout! Come Inside and Enjoy the Lovely Arched Doorways, Built-In China Cabinet, Hardwood Flooring, Wood Burning Fireplace, Plus a Newly Remodeled Bathroom! Perfect for Urban Gardener, First Time Home Buyer or Investor!
 Agent Remarks: Text & Go! Text Becky @ 540-449-2719. No Need for a Response. House is vacant. Before writing an offer, contact listing agent for relocation documents.
 Legal Description: DUNDAS HTS LOT 2
 Directions: From Harding Ave, Left on Cork, House on Left.

Seller Information: Seller Concessions: 0; Seller Repairs: 0 Style/Structure/Home: Ranch Patio/Dk/Porch Info: Deck Dim/Descr: Planters and Pergola Garage/Carport Info: Carport Dim/Descr: Storage Area Exterior Finish: Brick Roofing: Shingle Basement: Finished; Full	Flooring: Carpet; Hardwood Heating: Gas-Natural; Radiator-Hot Water Air Conditioning: Window Unit (s) Water: Public Water Sewer: Public System Attic: Access Only Fireplace: Living Room; Masonry; Woodburning	Appliances: Dishwasher; Dryer Hookup-Elec; Oven; Range/Electric; Washer Hookup Interior Features: Built-Ins; CeramicTile Bath(s); Extra Storage Exterior Features: Deck; Garden Space; Private Yard; Storage Shed Miscellaneous: Schools (Walking) Lockbox Location: Front Door Showing Instructions: Call and Go
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Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main			HW Floors, Fireplace	Master Bath	Main			Remodeled
Dining Room	Main			Built-In China Cabinet	Bedroom 2	Main			HW Floors
Kitchen	Main			Freshly painted	Bedroom 3	Lower			Private
Master on Main	Main			Freshly painted	Other Room 1	Lower			Perfect for Rec Room

Primary Listing:	Yes		
List Date:	05/12/2013	Agent Days On Market:	2
List Price:	223,900	Original List Price:	223,900
Closing Price:	225,000	How Sold:	Conventional
		Cumulative DOM:	1
		Closing Date:	06/28/2013
		Pending/Contract Dt:	05/14/2013

Status Change Date: 06/28/2013

LA: Anne Collins Albimino; (540)239-3246; ac.albimino@gmail.com
LO: Long & Foster Real Estate Inc;
stephanie.slocum@longandfoster.com

SA: Brian Juanarena; (540)818-6403; brian@juanarena.net
SO: Coldwell Banker Townside-Bburg; (540)552-6500;
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Supra Lockbox #:	Owner/Agent:	No	Owner Name:	Robin A & Kathleen M Knopp & Christopher Knopp
Owner Phone: 757-580-6496	Owner Alt Phone:		Tenant Name:	
Tenant Phone:	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service: No	Variable Commission:	No	Exclusions:	No
Seller Disclosure: Yes	Duplicate Listing:	No		

Property Sub-Type: Detached	Story: 2 or More Story	Modular: No
Manufactured: No	# Rooms: 6	Bds: 3
Master on Main: N	FBths: 2	HBths: 1
Apx Ttl Fin SqFt: 1,584	Apx Main SqFt: 704	Apx Lower SqFt Fin:
Apx Lower SqFt Unfin:	Apx Upper SqFt Fin: 880	Apx Upper SqFt Unfin:
Apx Bsmnt SqFt Fin:	Apx Bsmnt SqFt Unfin:	Lot Size:
Lot Size Source: County	Apx Acr: 0.10	Year Built: 2007
Source-Year Built: Public Record		

Area: Blacksburg (in town limits)	Subdivision: Echols Village	Zoning:
Geo Lat: 37.252979	Geo Lon: -80.413670	Parcel Nbr: 130435
Taxes: 2,330.42	Tax Year: 2012	Lease Expire Date:
Rent per Month:	Property Mgmt Co:	Short Sale: No
Lender or Govt Ownd: No	Deed Bk/Pg Instrumnt: 2007/1025	School District: Montgomery
Elementary School: Harding Av	Middle School: Blacksburg	High School: Blacksburg

Buyer Agent: 3%	Sub Agent: 0
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: Freshly painted main interior walls, open living room, dining area and kitchen. 1/2 bath and storage/pantry off kitchen. Office/bonus room on the upper level. Deck recently pressure washed. Bus line convenience.

Agent Remarks: Text Chris then call & leave a voice message when you are going to show. Dog should be in crate in the garage. Do not let cat out. Very busy student occupant, things may be in disarray. He will be graduating in May. Deep cleaning including carpet after he vacates. Sq. ft. taken from property card.

Legal Description: ECHOLS VILLAGE PH I LOT 25

Directions: N. Main to Whipple to left on Courtney property on the right.

HOA: Home Owners Assoc; HOA Annual Dues: 444; Covenants & Restrctn
HOA Fee Includes: All Yard Maintenance
Seller Information: Seller Concessions: 0; Seller Repairs: 467
Style/Structure/Home: Bungalow/Cottage
Garage/Carport: Single/Attached
Exterior Finish: Vinyl
Roofing: Shingle
Basement: Crawl Space

Flooring: Carpet; Vinyl; Other-See Remarks
Heating: Heat Pump
Air Conditioning: Central Electric
Water Heater: Electric
Water: Public Water
Sewer: Public System
Attic: Access Only
Land Description: Subdivision

Appearance: Good; Other-See Remarks
Appliances: Dishwasher; Microwave; Range/Electric; Refrigerator
Interior Features: Pantry; Walk-in Closet(s)
Exterior Features: Blacktop Driveway; Deck; Porch
Lockbox Location: Front Door
Showing Instructions: NRV Lockbox; Sign; Other-See Remarks
Possession: At Closing
Financing: None

Primary Listing:	Yes
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List Date: 04/01/2013	Agent Days On Market: 9	Cumulative DOM: 9
List Price: 219,950	Original List Price: 219,950	Closing Date: 06/03/2013
Closing Price: 214,000	Pending/Contract Dt: 04/10/2013	Status Change Date: 06/04/2013

LA: Louise Baker; (540)320-0382; louiseybakergmail.com

LO: Long & Foster Real Estate Inc;

stephanie.slocum@longandfoster.com

SA: Charles Burnette; (540)357-2778; charles@burnetterealtors.com

SO: Burnette Real Estate Sales & Management Inc.; (540)951-2775;

charles@burnetterealtors.com

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Supra Lockbox #:	53535182	Owner/Agent:	No	Owner Name:	Derek O'Dell
Owner Phone:	540-797-1153	Owner Alt Phone:		Tenant Name:	
Tenant Phone:		Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	2 or More Story Basement	Modular:	No
Manufactured:	No	# Rooms:	6	Bds:	3
Master on Main:	N	FBths:	2	HBths:	1
Apx Ttl Fin SqFt:	1,452	Apx Main SqFt:	704	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:	748	Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:	968	Lot Size:	
Lot Size Source:	Assessor	Apx Acr:	0.07	Year Built:	2008
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Echols Village	Zoning:	
Geo Lat:	37.252273	Geo Lon:	-80.414349	Parcel Nbr:	130429
Taxes:	2,372	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2009/5576	School District:	Montgomery
Elementary School:	Harding Av	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3%	Sub Agent:	0%
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Kickout Hours: Contingency 2: Other Closing Info:

Public Remarks: Very nice home in Echols Village with 3 bedrooms, 2 1/2 baths, and a one-car attached garage with extra storage space under it. In addition to an open floor plan and a nice lot, this home also has a full, unfinished basement, complete with tall ceilings - for future expansion.
 Agent Remarks: Do Not let cat out.
 Legal Description: ECHOLS VILLAGE PH I LOT 19
 Directions: North Main to Left on Whipple to Left on Courtney. Home is on Right.

<p><u>HOA</u>: Home Owners Assoc; HOA Annual Dues: 444 <u>HOA Fee Includes</u>: All Yard Maintenance <u>Seller Information</u>: Seller Concessions: 0; Seller Repairs: 800 <u>Style/Structure/Home</u>: Colonial <u>Garage/Carport Info</u>: Garage Dim/Descrip: Single attached <u>Garage/Carport</u>: Single/Attached <u>Exterior Finish</u>: Vinyl</p>	<p><u>Roofing</u>: Shingle <u>Basement</u>: Full <u>Flooring</u>: Carpet; Vinyl <u>Heating</u>: Heat Pump <u>Air Conditioning</u>: Heat Pump <u>Water Heater</u>: Electric <u>Water</u>: Public Water</p>	<p><u>Sewer</u>: Public System <u>Attic</u>: Access Only <u>Appearance</u>: Very Good <u>Appliances</u>: Dishwasher; Disposal; Dryer Hookup-Elec; Oven; Range/Electric; Refrigerator; Washer Hookup <u>Lockbox Location</u>: Front Door <u>Showing Instructions</u>: Call and Go; Other-See Remarks <u>Possession</u>: At Closing</p>
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Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main	22	18		Master Bedroom	Upper	13.2	12.9	
Dining Room	Main			Combined with LR	Bedroom 2	Upper	10.1	10.1	
Kitchen	Main	12	8		Bedroom 3	Upper	11.8	10.2	

Primary Listing:

List Date:	01/26/2013	Agent Days On Market:	27	Cumulative DOM:	25
List Price:	229,500	Original List Price:	229,500	Closing Date:	04/19/2013
Closing Price:	218,000	How Sold:	Conventional	Pending/Contract Dt:	02/22/2013
Status Change Date:	04/22/2013				

LA: Wayne Elliott; (540)239-8000; uwelliott@aol.com
LO: Coldwell Banker Townside-Bburg; sales@cbtownside.com

SA: Rob Jones; (540)320-6688; rob@nrvforsale.com
SO: Coldwell Banker Townside-Bburg; (540)552-6500;
sales@cbtownside.com

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Supra Lockbox #:	5128	Owner/Agent:	No	Owner Name:	Callaway J. & Kiera M. Cass
Owner Phone:	540.449.8777 Hers	Owner Alt Phone:	540.449.7888 His	Tenant Name:	
Tenant Phone:		Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	Yes	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	2 or More Story	Modular:	No
Manufactured:	No	# Rooms:	5	Bds:	3
Master on Main:	N	FBths:	2	HBths:	1
Apx Ttl Fin SqFt:	1,452	Apx Main SqFt:	704	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:		Lot Size:	
Lot Size Source:	County	Apx Acr:	0.09	Year Built:	2008
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Echols Village	Zoning:	
Geo Lat:	37.252014	Geo Lon:	-80.414057	Parcel Nbr:	130426
Taxes:	2,042	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2008/3018	School District:	Montgomery
Elementary School:	Harding Av	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3%	Sub Agent:	0
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: Very well cared for home just waiting for you to move in. Well positioned in the neighborhood with trees behind the house. Main level has 9' ceilings and all open from the living room to the dining and kitchen. Upper level offers nice sized bedrooms with the laundry room being up there as well. This one has a single car garage with nice access to the rear deck with lots of shade to enjoy in the summer. Earth Craft Certified.

Agent Remarks: Seller works from home and has two small children. Please try to give as much notice as possible for showings. May also call Mike Eggleston with questions. 540.230.2727

Legal Description: ECHOLS VILLAGE PH I LOT 16

Directions: North Main from downtown to left on Whipple Drive and left on Courtney Circle. Follow around the circle and located at the bottom on the right.

HOA: Home Owners Assoc; HOA Annual Dues: 444
HOA Fee Includes: All Yard Maintenance
Seller Information: Seller Concessions: 4,000;
 Seller Repairs: 0
Style/Structure/Home: Craftsman
Patio/Dk/Porch Info: Deck Dim/Descr: 12 x 8;
 Porch Dim/Descr: 22 x 6
Garage/Carport Info: Garage Dim/Descr: 12 x 22
Garage/Carport: Single/Attached
Roofing: Shingle
Basement: None

Flooring: Carpet
Green Certifications: EarthCraft House
Heating: Heat Pump
Air Conditioning: Heat Pump
Water Heater: Electric
Water: Public Water
Sewer: Public System
Attic: Access Only

Appearance: Very Good
Appliances: Dishwasher; Disposal; Dryer Hookup-Elec; Microwave; Range/Electric; Washer Hookup
Interior Features: Pantry
Exterior Features: Blacktop Driveway; Deck; Sidewalks
Lockbox Location: Front Door
Showing Instructions: Call Owner for Appt;
 Other-See Remarks
Possession: At Closing; Other-See Remarks
Financing: None

Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main	18	22	Includes dining area	Bedroom 2	Upper	11.8	10.2	
Kitchen	Main	12	9	Includes dining and living rooms	Bedroom 3	Upper	10.10	10.10	

Master Bedroom	Upper	13.3	12.9
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Primary Listing:

List Date:	01/08/2013	Agent Days On Market:	67	Cumulative DOM:	67
List Price:	209,900	Original List Price:	212,500	Closing Date:	04/26/2013
Closing Price:	205,000	How Sold:	Conventional	Pending/Contract Dt:	03/16/2013
Status Change Date:	04/29/2013				

LA: Tommy Clapp; (540)320-6732; tommy@mikeeggleston.com
LO: Coldwell Banker Townside-Bburg; sales@cbtownside.com

SA: Steve Ayers; (540)818-8880; steve@steveayers.pro
SO: Coldwell Banker Townside-Bburg; (540)552-6500;
sales@cbtownside.com

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Supra Lockbox #:	Owner/Agent:	No	Owner Name:	Charles Pace, Karin Pace
Owner Phone:	Owner Alt Phone:		Tenant Name:	
Tenant Phone:	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	11	Bds:	4
Master on Main:	Y	FBths:	2	HBths:	1
Apx Ttl Fin SqFt:	3,078	Apx Main SqFt:	1,539	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:	1,539	Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:		Lot Size:	
Lot Size Source:	County	Apx Acr:	0.43	Year Built:	1968
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Gladewood	Zoning:	
Geo Lat:	37.234060	Geo Lon:	-80.445456	Parcel Nbr:	070384
Taxes:	2,177.61	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2004/6150	School District:	Montgomery
Elementary School:	Kipps	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3	Sub Agent:	0
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Kickout Hours:	Contingency 2:	home inspection	Other Closing Info:
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Public Remarks: Room to spread out in this large home with hardwood floors, tiled baths and large kitchen with lots of cabinets and counter space! Inviting gas stove in den for supplement heat. Very flexible floor plan with 4 bedrooms plus office. Great neighborhood close to shopping and campus. Large lot with room for gardens! Floor plans attached to photos.
 Agent Remarks: Sq/ft, acreage and taxes estimated. Home just professionally cleaned and lower level family room carpet professionally cleaned. Text LA and go. Thanks!
 Legal Description: GLADE MEADOW RESUBD LOT 6 MEETING HOUS
 Directions: Glade to Lark to Gladewood, home on left.

<p><u>Seller Information:</u> Seller Concessions: 2,000; Seller Repairs: 1,080 <u>Style/Structure/Home:</u> Split Foyer <u>Patio/Dk/Porch Info:</u> Deck Dim/Descrip: 28x8; Porch Dim/Descrip: 11.5x8.5 <u>Exterior Finish:</u> Brick <u>Roofing:</u> Shingle <u>Basement:</u> Finished; Full; Laundry; Rec Room/ Game Room; Shower Facilities; Walk Out <u>Flooring:</u> Carpet; Ceramic Tile; Hardwood <u>Heating:</u> Gas-Natural; Heat Pump; Zoned Heating</p>	<p><u>Air Conditioning:</u> Heat Pump; Two Zone <u>Water Heater:</u> Electric <u>Water:</u> Public Water <u>Sewer:</u> Public System <u>Attic:</u> Access Only <u>Land Description:</u> Subdivision <u>Appearance:</u> Very Good <u>Fireplace:</u> Other-See Remarks</p>	<p><u>Appliances:</u> Dishwasher; Dryer/Electric; Microwave; Range/Gas; Refrigerator; Washer <u>Interior Features:</u> Ceiling Fan(s); CeramicTile Bath(s); Exposed Beams; Extra Storage; Pantry; Walls-Drywall; WindowTreatment(s) <u>Exterior Features:</u> Deck; Gravel Driveway; Insulated Glass; Porch <u>Miscellaneous:</u> Breakers; Warranty Program <u>Lockbox Location:</u> Front Door <u>Showing Instructions:</u> NRV Lockbox; Sign; Vacant <u>Possession:</u> At Recordation <u>Financing:</u> None</p>
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Primary Listing:			
List Date:	02/06/2013	Agent Days On Market:	1
List Price:	229,950	Original List Price:	229,950
Closing Price:	229,500	How Sold:	Conventional
Status Change Date:	03/15/2013	Cumulative DOM:	1
		Closing Date:	03/15/2013
		Pending/Contract Dt:	02/07/2013

LA: Rachel Hogan; (540)599-0880; rachel@livewhereyouplay.net
LO: Long & Foster Real Estate Inc;
stephanie.slocum@longandfoster.com

SA: Susan Erickson; (540)239-4399; susan@susanerickson.com
SO: Long & Foster Real Estate Inc; (540)552-1010;
stephanie.slocum@longandfoster.com

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Supra Lockbox #:	Owner/Agent:	No	Owner Name:	James J & Tabitha R Kim
Owner Phone: 540-230-2983	Owner Alt Phone:		Tenant Name:	
Tenant Phone:	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service: No	Variable Commission:	No	Exclusions:	No
Seller Disclosure: Yes	Duplicate Listing:	No		

Property Sub-Type: Detached	Story: 2 or More Story	Modular: No
Manufactured: No	# Rooms: 6	Bds: 3
Master on Main: N	FBths: 3	HBths: 0
Apx Ttl Fin SqFt: 1,453	Apx Main SqFt: 0	Apx Lower SqFt Fin: 264
Apx Lower SqFt Unfin:	Apx Upper SqFt Fin: 1,189	Apx Upper SqFt Unfin:
Apx Bsmnt SqFt Fin:	Apx Bsmnt SqFt Unfin:	Lot Size:
Lot Size Source: Surveyor	Apx Acr: 0.29	Year Built: 1989
Source-Year Built: Public Record		

Area: Blacksburg (in town limits)	Subdivision: Gladewood	Zoning:
Geo Lat: 37.234443	Geo Lon: -80.447429	Parcel Nbr: 028196
Taxes: 2,015.41	Tax Year: 2012	Lease Expire Date:
Rent per Month:	Property Mgmt Co:	Short Sale: No
Lender or Govt Ownd: No	Deed Bk/Pg Instrumnt: 2004/4629	School District: Montgomery
Elementary School: Kipps	Middle School: Blacksburg	High School: Blacksburg

Buyer Agent: 2.5%	Sub Agent: 0
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: OMG goodness what an awesome dollhouse sure to tickle your fancy! Head up the front steps to the private side deck, enter and your face will light up! A comfortable living room with a vaulted ceiling & woodburning fireplace, a dining area opens to the kitchen w/stainless steel appliances, a gas stove, & pantry. Wood laminate flooring throughout the living room, dining area & kitchen. The spacious master suite features a walk in closet, a remodeled bath w/ceramic tile and access to the deck. A second bedroom & a full hall bath also remodeled, complete this level. Venture to the lower level for another bedroom w/a private bath, laundry area, storage and a 2 car garage with a workshop. A fenced in backyard for pets or kids to enjoy.

Agent Remarks: Please talk w/Tabitha so she can remove pets.

Legal Description: GLADEWOOD SUBD LOT 5

Directions: Glade Rd. to left on Lark right on Gladewood to property on the right.

Seller Information: Seller Concessions: 3,000;
 Seller Repairs: 342
Style/Structure/Home: Contemporary
Garage/Carport: Double Under
Exterior Finish: Wood
Roofing: Shingle
Flooring: Carpet; Ceramic Tile; Laminated
Heating: Gas-Natural
Air Conditioning: Central Electric

Water Heater: Gas-Natural
Water: Public Water
Sewer: Public System
Attic: Access Only
Land Description: Cul-de-Sac; Subdivision
Appearance: Very Good; Other-See Remarks
Fireplace: Living Room; Woodburning

Appliances: Dishwasher; Dryer/Electric;
 Range/Gas; Refrigerator; Washer; Other-See Remarks
Interior Features: Ceiling Fan(s); Ceramic Tile
 Bath(s); Pantry; Vaulted Ceiling; Walls-Plaster
Exterior Features: Blacktop Driveway; Deck;
 Fenced Yard
Lockbox Location: Front Door; Other-See Remarks
Showing Instructions: Call Owner for Appt;
 NRV Lockbox; Sign; Other-See Remarks
Possession: At Closing
Financing: None

Primary Listing: Yes

List Date: 03/29/2013	Agent Days On Market: 12	Cumulative DOM: 12
List Price: 224,950	Original List Price: 224,950	Closing Date: 05/20/2013
Closing Price: 224,950	How Sold: VA	Pending/Contract Dt: 04/10/2013
Status Change Date: 05/20/2013		

LA: Louise Baker; (540)320-0382; louiseybakergmail.com
LO: Long & Foster Real Estate Inc;
stephanie.slocum@longandfoster.com

SA: Jeremy Hart; (540)998-4731; jeremy@nrliving.com
SO: Nest Realty Group; (434)566-0121; jk@nestrealtygroup.com

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Supra Lockbox #:	Owner/Agent:	No	Owner Name:	Lee F. Hixon JR & Maria C. Hixon	
Owner Phone:	Owner Alt Phone:		Tenant Name:		
Tenant Phone:	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell	
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	no		

Property Sub-Type:	Detached	Story:	1 1/2 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	6	Bds:	3
Master on Main:	N	FBths:	2	HBths:	1
Apx Ttl Fin SqFt:	1,656	Apx Main SqFt:	483	Apx Lower SqFt Fin:	545
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:	572	Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:		Lot Size:	
Lot Size Source:	County	Apx Acr:	0.49	Year Built:	1975
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Longview Estates	Zoning:	Residential 4
Geo Lat:	37.239446	Geo Lon:	-80.431750	Parcel Nbr:	004549
Taxes:	1,800	Tax Year:	2012	Lease Expire Date:	03/31/2013
Rent per Month:	1,450	Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2007/3774	School District:	Montgomery
Elementary School:	Gilbert Linkous	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3	Sub Agent:	0
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Kickout Hours:	Contingency 2:	Other Closing Info:
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Public Remarks: Glorious mountain views await you in this beautifully updated home. The inviting living with hardwood floors is sunny and bright making this the perfect place to entertain. Enjoy a remodeled kitchen with attractive cabinetry and modern lighting. The family room with fireplace is large and welcoming with easy outdoor access. Three bedrooms and two and 1/2 bathrooms offer fantastic growing space. A large laundry room features additional storage with shelving. Relax on the deck and relish in the fabulous fenced yard. Boasting five 6ft blueberry bushes and apple, pear, apricot and mulberry trees, this yard is the prize of the neighborhood. Two storage buildings will hold all of your gardening tools. Just blocks to the VT campus and downtown Blacksburg. Great house, great location - Come See!

Agent Remarks: Tenants thru 3/31/13. Easy to show. Please call, text or email LA for Appointment.

Legal Description: LONGVIEW ESTATES LOT 34 SEC 3

Directions: N. Main St. to Left on Broce Dr., Right on Elizabeth, Left on Golfview. End of Cul-de-sac

Agent Remarks: Tenants thru 3/31/13. Easy to show. Please call, text or email LA for Appointment.

Legal Description: LONGVIEW ESTATES LOT 34 SEC 3

Directions: N. Main St. to Left on Broce Dr., Right on Elizabeth, Left on Golfview. End of Cul-de-sac

<p>Seller Information: Seller Concessions: 1,500; Seller Repairs: 1,500</p> <p>Style/Structure/Home: Split Tri-Level</p> <p>Patio/Dk/Porch Info: Deck Dim/Descrip: 30 x 17</p> <p>Garage/Carport Info: Carport Dim/Descrip</p> <p>Exterior Finish: T-111 Siding</p> <p>Roofing: Shingle</p> <p>Basement: Finished; Laundry; Outside Access;</p> <p>Plumbing for Bath; Rec Room/Game Room</p> <p>Flooring: Carpet; Hardwood</p> <p>Heating: Heat Pump</p>	<p>Air Conditioning: Heat Pump</p> <p>Water Heater: Electric</p> <p>Water: Public Water</p> <p>Sewer: Public System</p> <p>Attic: Access Only</p> <p>Land Description: Cul-de-Sac; Road Frontage; State Maintained Rd; Subdivision</p> <p>Appearance: Very Good</p> <p>Fireplace: Family Room; Wood Stove Insert</p>	<p>Appliances: Dishwasher; Range/Electric; Refrigerator</p> <p>Interior Features: Built-Ins; Ceiling Fan(s); Walls-Drywall</p> <p>Exterior Features: Blacktop Driveway; Deck; Storage Shed</p> <p>Miscellaneous: Breakers</p> <p>Lockbox Location: Front Door</p> <p>Showing Instructions: Call LA for Appt; NRV Lockbox; Sign; Other-See Remarks</p> <p>Possession: Tenants Rights</p> <p>Financing: None</p>
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Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main	25	18		Bedroom 2	Upper	15.2	10.2	
Family Room	Lower	20	18		Bedroom 3	Upper	11	8	
Kitchen	Main				Laundry	Lower	13.4	5	
Master Bedroom	Upper	13.7	12.8						

Primary Listing:

List Date:	01/02/2013	Agent Days On Market:	11	Cumulative DOM:	11
List Price:	229,000	Original List Price:	229,000	Closing Date:	03/21/2013
Closing Price:	227,000	How Sold:	Conventional	Pending/Contract Dt:	01/13/2013
Status Change Date:	03/21/2013				

LA: Desi Sowers; (540)320-1328; desi@desisowers.com
LO: RE/MAX 8 - Blacksburg; amy.hudson@remax.net

SA: Anne Collins Albimino; (540)239-3246; ac.albimino@gmail.com
SO: Long & Foster Real Estate Inc; (540)552-1010;
stephanie.slocum@longandfoster.com

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Supra Lockbox #:	53530992	Owner/Agent:	No	Owner Name:	Robert J. Calvey, Elizabeth M. Calvey
Owner Phone:		Owner Alt Phone:		Tenant Name:	Rob Calvey
Tenant Phone:	703-300-0833	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	8	Bds:	3
Master on Main:	Y	FBths:	2	HBths:	0
Apx Ttl Fin SqFt:	1,348	Apx Main SqFt:	1,348	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:	1,348	Lot Size:	
Lot Size Source:	Assessor	Apx Acr:	0.37	Year Built:	1974
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Longview Estates	Zoning:	Residential 1
Geo Lat:	37.239121	Geo Lon:	-80.432449	Parcel Nbr:	019178
Taxes:	1,826.13	Tax Year:	2012	Lease Expire Date:	06/14/2013
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2009/389	School District:	Montgomery
Elementary School:	Gilbert Linkous	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3%	Sub Agent:	3%
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Kickout Hours: Contingency 2: Other Closing Info:

Public Remarks: Convenient to Tech - 15 minutes walk to campus from this updated ranch in Longview Estates(behind McBryde Village.) House has new heat pump and water heater in 2009, new washer in 2010, refrigerator, counter-top and sink in 2012. Beautifully landscaped - terraced back yard with updated kitchen and hardwood floors in living areas.
Agent Remarks: Call and go tenant(Rob 703-300-0833, text preferred) noon to 5:00, other times by appointment. Room dimensions are approximate - buyer should verify.
Legal Description: LONGVIEW ESTATES LOT 32 SEC 3
Directions: Prices Fork Rd to R on University Blvd to R on Broce to L (at Turnaround) on Lora Ln which becomes Elizabeth to R on Golfview to house on right at cul-de-sac.

<p><u>Seller Information:</u> Seller Concessions: 0; Seller Repairs: 750 <u>Style/Structure/Home:</u> Ranch <u>Patio/Dk/Porch Info:</u> Patio Dim/Descrip; Porch Dim/Descrip: with big columns <u>Garage/Carport:</u> Single/Attached <u>Exterior Finish:</u> Brick; Vinyl <u>Roofing:</u> Shingle <u>Basement:</u> Concrete Floor; Partially Finished <u>Flooring:</u> Carpet; Hardwood; Vinyl <u>Heating:</u> Heat Pump</p>	<p><u>Air Conditioning:</u> Heat Pump <u>Water Heater:</u> Electric <u>Water:</u> Public Water <u>Sewer:</u> Public System <u>Attic:</u> Access Only <u>Land Description:</u> Cul-de-Sac; Secluded Lot <u>Appearance:</u> Good <u>Fireplace:</u> Family Room; Gas Logs/Ventless</p>	<p><u>Appliances:</u> Dishwasher; Disposal; Dryer Hookup-Elec; Dryer/Electric; Range/Electric; Refrigerator; Washer; Washer Hookup <u>Interior Features:</u> Ceiling Fan(s); French Doors; Laundry on Main; Radon System-Active; Walls-Drywall <u>Exterior Features:</u> Blacktop Driveway; Cable Available; Garden Space; Porch; Private Yard; Quality Landscaping; Storm Doors; Storm Windows <u>Miscellaneous:</u> Breakers; NearPublic Transport; Radon Ready; Schools (Walking) <u>Lockbox Location:</u> Front Door <u>Showing Instructions:</u> Call and Go; Call Tenant for Appt; NRV Lockbox; Restricted Hours <u>Possession:</u> Tenants Rights <u>Financing:</u> None</p>
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Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Living Room	Main	15' 4"	12	hardwood flooring	Bedroom 2	Main	10'3"	12'4"	carpet

Family Room	Main	15'8"	13'10"	hardwood, open to kitchen	Bedroom 3	Main	9'2"	9'9"	carpet
Kitchen	Main	12'4"	10'3"	open to family room	Laundry	Main	6	3	off family room
Master Bedroom	Main	12'6"	13	carpet, private bath	Bath 2	Main			

Primary Listing: Yes

List Date:	03/18/2013	Agent Days On Market:	15	Cumulative DOM:	14
List Price:	229,900	Original List Price:	229,900	Closing Date:	05/28/2013
Closing Price:	227,000	Pending/Contract Dt:	04/02/2013	Status Change Date:	05/30/2013

LA: Jim Viers; (540)558-8579; jim@hokierealestate.com
LO: Hokie Real Estate, Inc.; john@hokierealestate.com

SA: Anne Hite; (540)320-9922; anne.hite@longandfoster.com
SO: Long & Foster Real Estate Inc; (540)552-1010;
stephanie.slocum@longandfoster.com

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Supra Lockbox #:	Owner/Agent:	No	Owner Name:	Aiyani R Shaw
Owner Phone: 540-239-4541	Owner Alt Phone:		Tenant Name:	
Tenant Phone:	Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service: No	Variable Commission:	No	Exclusions:	No
Seller Disclosure: Yes	Duplicate Listing:	No		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	7	Bds:	3
Master on Main:	Y	FBths:	2	HBths:	1
Apx Ttl Fin SqFt:	1,968	Apx Main SqFt:	1,068	Apx Lower SqFt Fin:	
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:		Lot Size:	
Lot Size Source:	County	Apx Acr:	0.34	Year Built:	1988
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Gladewood	Zoning:	Residential 1
Geo Lat:	37.233603	Geo Lon:	-80.446453	Parcel Nbr:	028207
Taxes:	1,690.41	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2011/2343	School District:	Montgomery
Elementary School:	Kipps	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3%	Sub Agent:	3%
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Kickout Hours:	Contingency 2:	HI	Other Closing Info:
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Public Remarks: Great 3 bedroom 2.5 bath room home with finished basement. Just installed new heat pump. Hardwood floors and stainless steel appliances are great upgrades. Fenced private backyard in great neighborhood with mature trees.

Agent Remarks: Please give two hour notice two show and no showings after 7pm. Taxes and sq footage estimated.

Legal Description: GLADEWOOD SUBD LOT 17

Directions: Glade Road to left on Lark Lane to right on Gladewood to left on Hardwood house on left.

Seller Information: Seller Concessions: 0;
Seller Repairs: 500

Style/Structure/Home: Ranch

Patio/Dk/Porch Info: Deck Dim/Descrip

Garage/Carport Info: Garage Dim/Descrip

Garage/Carport: Double Attached

Exterior Finish: Brick; Vinyl

Roofing: Shingle

Basement: Full; Laundry; Partially Finished

Flooring: Carpet; Ceramic Tile; Hardwood;
Vinyl

Heating: 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: Very Good

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

Washer Hookup

Interior Features: Ceiling Fan(s); Multi-Panel

Doors; Vaulted Ceiling; Walls-Drywall

Exterior Features: Concrete Driveway; Deck;

Fenced Yard; Insulated Glass; Private Yard

Miscellaneous: Breakers

Lockbox Location: Front Door

Showing Instructions: Call Owner for Appt;

Restricted Hours

Possession: At Closing

Financing: None

Primary Listing:

List Date: 02/27/2013

List Price: 214,900

Closing Price: 213,000

Status Change Date: 06/10/2013

Agent Days On Market: 51

Original List Price: 224,900

How Sold: Conventional

Cumulative DOM: 51

Closing Date: 06/07/2013

Pending/Contract Dt: 04/19/2013

LA: Bill Linkenhoker; (540)320-4652; billlinkenhoker@comcast.net

CLA: Rob Jones; (540)320-6688; rob@nrvforsale.com

LO: Coldwell Banker Townside-Bburg; sales@cbtownside.com

SA: Doug Veit; doug@nrvreal.com

SO: Coldwell Banker Townside-Bburg; (540)552-6500;

sales@cbtownside.com

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Supra Lockbox #:	53536069	Owner/Agent:	No	Owner Name:	Sungsool Wi and Soojin Lee
Owner Phone:	540-961-0048	Owner Alt Phone:	540-577-3307	Tenant Name:	
Tenant Phone:		Tenant Alt Phone:		Listing Type:	Exclusive Right to Sell
Limited Service:	No	Variable Commission:	No	Exclusions:	No
Seller Disclosure:	Yes	Duplicate Listing:	no		

Property Sub-Type:	Detached	Story:	1 Story Basement	Modular:	No
Manufactured:	No	# Rooms:	7	Bds:	4
Master on Main:	Y	FBths:	3	HBths:	0
Apx Ttl Fin SqFt:	2,402	Apx Main SqFt:	1,402	Apx Lower SqFt Fin:	1,000
Apx Lower SqFt Unfin:		Apx Upper SqFt Fin:		Apx Upper SqFt Unfin:	
Apx Bsmnt SqFt Fin:		Apx Bsmnt SqFt Unfin:		Lot Size:	
Lot Size Source:	County	Apx Acr:	0.33	Year Built:	1994
Source-Year Built:	Public Record				

Area:	Blacksburg (in town limits)	Subdivision:	Cedar Hill	Zoning:	Residential 4
Geo Lat:	37.203477	Geo Lon:	-80.396223	Parcel Nbr:	028907
Taxes:	2,562.59	Tax Year:	2012	Lease Expire Date:	
Rent per Month:		Property Mgmt Co:		Short Sale:	No
Lender or Govt Ownd:	No	Deed Bk/Pg Instrumnt:	2006/6346	School District:	Montgomery
Elementary School:	Beeks	Middle School:	Blacksburg	High School:	Blacksburg

Buyer Agent:	3	Sub Agent:	3
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Kickout Hours:	Contingency 2:	radon and financing	Other Closing Info:	800 termite,900 radon,2400 roof, 539 sm items
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Public Remarks: This home you MUST see! What a great deal and so much to offer! New engineered laminate hardwood, new crown molding, new mantel, and freshly painted. This home is open, has natural gas, nice size rooms, garden tub in master bath, large family room on lower level with walk-out to patio, fenced yard, and close to town. Neighborhood park. Please come and you will see why you want to make this your new home today! Average one year electric \$64.18, gas \$43.30, and water, sewer, garbage \$75. Window treatments "as is"

Agent Remarks: Lock box on front porch! If you have seen this home before you will notice the new price and you will need to take another look! Lots of changes and some upgrades! Do not miss getting your buyers in this home!

Legal Description: CEDAR HILL SUBD LOT 12

Directions: South Main Street to Ellett Road, Left on Cedar Hill Drive, Left on Minor Circle, 209 on Left, see sign

<p>Seller Information: Seller Concessions: 0; Seller Repairs: 4,639</p> <p>Style/Structure/Home: Ranch</p> <p>Patio/Dk/Porch Info: Deck Dim/Descrip: 13 x 10; Patio Dim/Descrip; Porch Dim/Descrip</p> <p>Garage/Carport Info: Garage Dim/Descrip</p> <p>Garage/Carport: Single Under</p> <p>Exterior Finish: Brick; Vinyl</p> <p>Roofing: Shingle</p> <p>Basement: Concrete Floor; Finished; Full; Garage Door; Laundry; Outside Access; Rec Room/Game Room; Shower Facilities; Walk Out</p>	<p>Flooring: Carpet; Ceramic Tile; Laminated; Vinyl</p> <p>Heating: Gas-Natural</p> <p>Air Conditioning: Central Electric</p> <p>Water Heater: Gas-Natural</p> <p>Water: Public Water</p> <p>Sewer: Public System</p> <p>Attic: Access Only</p> <p>Land Description: Subdivision; View</p>	<p>Appearance: Very Good; Other-See Remarks</p> <p>Fireplace: Gas Logs/Vented; Living Room</p> <p>Appliances: Dishwasher; Disposal; Dryer Hookup-Elec; Dryer/Electric; Freezer; Range/Electric; Refrigerator; Washer; Washer Hookup</p> <p>Interior Features: Bay/Bow Windows; Ceiling Fan(s); Walk-in Closet(s); WindowTreatment(s); Other-See Remarks</p> <p>Exterior Features: Blacktop Driveway; Curbs; Deck; Fenced Yard; Porch; Sidewalks; Storm Doors</p> <p>Lockbox Location: Other-See Remarks</p> <p>Showing Instructions: Call and Go; NRV Lockbox; Sign</p> <p>Possession: At Closing</p>
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Room Name	Room Level	Length	Width	Remarks
Bath 2	Main			

Great Room	Main	20.4	14.10	open, lots of light, gas fireplace				
Kitchen	Main	13.1	11.10	eat-in area	Laundry	Lower		
Master Bedroom	Main	14	13		Bath 3	Lower		
Master Bath	Main				Bedroom 4	Lower	12.11	11.2
Bedroom 2	Main	11.3	11.5		Family Room	Lower	23.1	20.11
Bedroom 3	Main	11.3	11.3					

Primary Listing:					
List Date:	03/05/2013	Agent Days On Market:	24	Cumulative DOM:	384
List Price:	229,950	Original List Price:	234,950	Closing Date:	05/30/2013
Closing Price:	229,950	How Sold:	FHA	Pending/Contract Dt:	03/29/2013
Status Change Date:	05/30/2013				

LA: Nancy Corvin; (540)357-0664; nancycorvin@hotmail.com	SA: Vanessa Bartley; (540)392-4652; vanbartley@aol.com
LO: RE/MAX 1st Realty-Christiansburg; joan.humhreys@rmxnews.com	SO: Long & Foster Real Estate Inc; (540)552-1010; stephanie.slocum@longandfoster.com

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