



2,052 square feet residence
which includes:

Room sizes

- 17.5 x 12.10 living room
- 13.0 x 12.5 dining room
- 15.10 x 12.10 kitchen
- 21.6 x 12.9 family room
- 14.9 x 12.9 master bedroom
- 12.10 x 10.8 second bedroom
- 10.7 x 10.5 third bedroom
- 10.10 x 9.6 fourth bedroom



For additional information please contact
Shamrock & Stephenson Realty in Monterey

540-468-3370



Burner Well Drilling 540-289-9421
installed the well February 27, 2007

600 feet, steel casing for 38 feet, 7
gallons per minute.

Water met VA Standard for drinking
quality per test results from
July 11, 2007.

Sewage Design Peak Flow for 4
bedroom residence inspected by
Ray Coffey, Jr. Central Shenandoah
Health District 540-332-7830 X 345

Zoning is A-2 & C-1, more
information regarding zoning
available upon request.

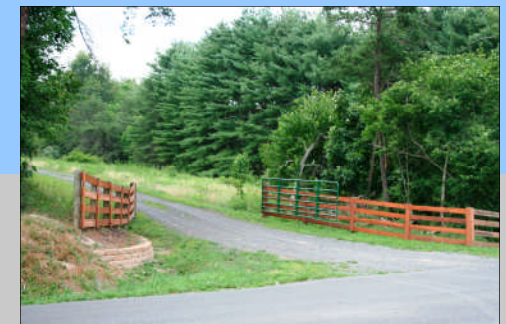
Offered by

United Country Shamrock & Stephenson
Realty



\$395,000.00

- 88 acres more or less
w/2,052 sq. ft. home
- One story living
 - Shingle roof
 - Vinyl Siding
 - 4 bedrooms
 - 3 full bathrooms



www.monterey-va-realestate.com

Quiet Man Road South of McDowell, Virginia

- The house is positioned on the hilltop allowing extensive views to the north, north west and east and south.
- Heat pump is present but currently not engaged because the heat is provided by an outdoor furnace fueled by wood twice a day, more frequently in very cold weather.
- Each bedroom has the convenience of a bathroom and the master bath also has a soaking tub in addition to the shower. The other bathrooms have a combination bathtub/shower.
- The washer and dryer are installed in the rear entrance of the house which also serves as a mud room with a door to one of the bathrooms.

The land features level, sloped and some steep areas but in general is a comfortable walk.

Portions of the land have a network of roads that could be graded for driveways.

There is a creek on the land which originate on neighboring undeveloped lands.

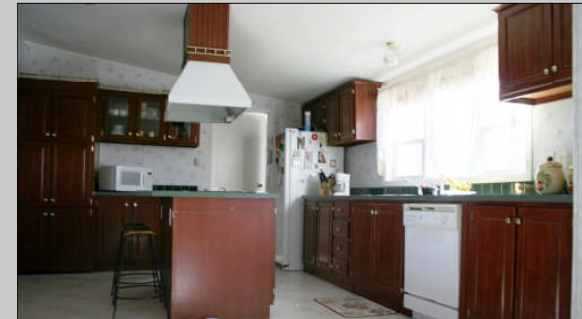
This land is located convenient to Highland Wildlife/VA Game Commission lands as well as The George Washington National Forest for additional recreation opportunities. The Bullpasture Gorge is a short distance for trout fishing the stocked Bullpasture River.

Interstate 81 and 64 are less than an hour away from this location.

Staunton is an easy commute of about one hour.

Winter skiing is within 1.5 hrs. at Snowshoe Resort in WV and Canaan Valley WV is a little further but worth the drive

Also a visit to The Homestead Resort and The Greenbrier Resort and Casino make a good day trip



Tax map portion of 57-A-22A

2010 Real Estate Taxes \$1,510.40

Zoned A-2

Road frontage on Rt. 678 south out of McDowell

Clerk's instrument # 20060000150

Well water

Installed engineered septic for 4 bedroom residence

Wood burning furnace & wood burning fireplace

Refrigerator, range, washer and dryer convey

Breakfast bar in kitchen

All information deemed correct but subject to error, withdrawal, price change/please check with affiliate