

MLS# _____ Listing Date 6/10/19 Expiration Date 12/5/19

Owners Names: (Please include Mr. Mrs. Ms. Dr. etc.)

Mrs Anne Johnson Maxwell

LISTING ADDRESS: 4472 Sheeps Creek
Bedford VA 24523

Owners Physical Address: (Where the "Thank You Letter" will be sent.)

34 Sycamore Lane
Lexington, VA 24450

Tenants Names: _____

Contact Numbers: 1) _____ 2) _____
3) _____ 4) _____

To Make Appointment: (Instructions)

Call Jim Towner, Agent must accompany 540-449-1193

Confirmation Needed: ☐ YES/NO ☐ Lockbox: ☐ YES/NO ☐ Lockbox # _____

	Date	Time	Agent	Phone Number	Confirmation
1)	_____	_____	_____	_____	_____
2)	_____	_____	_____	_____	_____
3)	_____	_____	_____	_____	_____
4)	_____	_____	_____	_____	_____
5)	_____	_____	_____	_____	_____
6)	_____	_____	_____	_____	_____
7)	_____	_____	_____	_____	_____
8)	_____	_____	_____	_____	_____
9)	_____	_____	_____	_____	_____
10)	_____	_____	_____	_____	_____



Lynchburg Association of REALTORS®
Listing Agreement
(Standard Agency Representation)



DATE OF AGREEMENT: 6/10, 2019

Firm Name John Stewart Walker, Inc
Address 3211 Old Forest Rd
City/State/Zip Lynchburg VA 24501 Firm Tel. No. 434-385-6655

1. The owner(s) Anne Johnson Maxwell (the "Owner") hereby grant unto the above named firm as broker (the "Broker"), for and in consideration of the services to be rendered by Broker, the exclusive and irrevocable right commencing on the date of the last Owner's and/or Broker or Authorized Agent's signature obtained on this Agreement until 12/5, 2019 at 12:00 midnight to sell Owner's property located at (insert street, city, state and zip code) 4472 Sheeps Creek Bedford VA 24523 (the "Property") for the sales price of \$ 1,575,000 or such other price or terms agreed to by owner.

Owner offers the following incentives:

2. If, during the term of this Agreement, Owner sells or transfers the Property, or enters into a contract to sell or transfer the Property to a purchaser ready, willing and able to purchase on terms acceptable to Owner, or Owner receives a written offer signed by a purchaser by which such purchaser offers to purchase the Property on the terms and conditions set forth herein, then Owner agrees to pay to Broker the compensation (the "Fee") equal to the total of the following [select all applicable box(es)]: ☒ 6 % of the gross sales price of the Property; ☐ AND ☐ the sum of _____.

The Fee shall be paid in cash at settlement or such other time as set forth in this Agreement. Broker has advised Owner of Broker's firm policy regarding cooperation and with and compensating other real estate licensees from the compensation set forth above. Owner authorizes Broker to cooperate with and compensate other brokers the following [select all applicable box(es)]: ☒ 3 % of the gross sales price of the Property; ☐ AND ☐ the sum of \$ _____.

3. Owner warrants that the person(s) signing this Agreement as "Owner" include(s) every person who possesses an ownership interest in the Property or who will be a necessary party to convey clear title to the Property.

4. If within 20 days after the expiration of the initial listing period, or any extension thereof the Property is sold or exchanged to a buyer to whom the Property was shown, offered, or introduced by the Broker, Owner, any member of the MLS or by anyone else, Owner agrees to pay the Broker fee. However, Owner shall not be obligated to pay such compensation if a valid listing agreement is entered into during the above protection period with another licensed real estate Broker and the sale of Property is made during the term of this latter agreement.

5. Owner acknowledges that Broker must disclose to potential purchasers of the Property all material adverse facts pertaining to the physical condition of the Property actually known by the Broker.

6. Pursuant to Section 32.1-164.1:1 of the Code of Virginia, Owner must disclose to Purchaser if the septic system serving the Property fails to meet the Board of Health's current regulatory requirements and Owner has applied for or obtained a waiver from the Board of Health for the system. Owner acknowledges Broker has informed Owner of Owner's rights and obligations with respect to this disclosure. Has owner applied for or obtained a waiver from the Board of Health for the septic system? YES ☐ NO ☒ If yes, Owner must provide a septic disclosure to buyer.

7. Owner authorizes Broker to place a For Sale sign on the Property. YES ☐ NO ☒

8. Owner authorizes Broker to place a lockbox on the Property. YES ☐ NO ☒

9. Was the Property built prior to 1978? YES ☐ NO ☒

If yes, Owner has received and executed the Federally mandated Lead Based Paint Disclosure. YES ☐ NO ☒

10. Owner has knowledge that the Property is located in a designated historic district. YES ☐ NO ☒

RESIDENTIAL / TOWNHOUSE / CONDO PROFILE SHEET
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KEYWORD SECTION

R= Required Field

A= Field should Auto-fill

MLS#

Address **4472 Sheeps Creek**

Bedford

VA **24523**

R Bedford Area Tax Map/Parcel ID A John Stewart Walker, Inc Listing Office Name A Jim P Towner Agent's Name Co-Office ID

A _____ Co-Agent ID R \$ 1,575,000 List Price List Date 6/10/19 R 12/5/19 Expiration Date R ☐ ☒ ☐ Limited Services Listing

R 3 Compensation To Cooperating Broker R ☐ ☒ ☐ Variable Commission Listing R ☐ ☒ ☐ Opt Out of Internet R ☐ ☒ ☐ Publish Address R ☐ ☒ ☐ Allow Reviews R ☐ ☒ ☐ Allow Auto Estimate

R 4472 Street # / Box # R Sheeps Creek Street Name / Rt. # St. Suffix Unit # City / Town **Bedford** R 24523 Zip-Code + 4

Subdivision/Complex R Big Otter Legal Description 5 Ag/Undev (20-99ac) Zoning

	Total	Lev. 1	Lev. 2	Lev. 3	Bel.Gr.
Bedrooms	<u>5</u>	<u>1</u>	<u>2</u>	<u>2</u>	
Full Baths	<u>5</u>	<u>2</u>	<u>2</u>	<u>1</u>	
Half Baths	<u>1</u>	<u>1</u>			

Primary School Bedford Elementary School Liberty Middle School Liberty High School

180 Lot Size Gov Record Lt. Size Source Acres Sq. Ft. or Acres

R \$ 4,514 Estimated Taxes \$ 0 Association Fee Mo. Qtr. Yr. Assoc. Fee Frequency

R Anne Johnson Maxwell Owner's Name Owner Phone (Optional)

ALL ROOM SIZES, RELATIVE TO PROPERTY, ARE REQUIRED PER THE MLS FINE POLICY

1 <u>2310</u> Est. Fin. SqFt Level 1	2 <u>3588</u> Est. Fin. SqFt Level 2	3 <u>300</u> Est. Fin. SqFt Level 3	Est. Fin. SqFt. Bel. Grde	Est. UnFin SqFt Total
2 <u>9</u> x <u>12</u> Lev. Living Room	2 <u>11</u> x <u>10</u> Lev. Family Room	2 <u>12</u> x <u>24</u> Lev. Great Room	1 <u>23</u> x <u>23</u> Lev. Den	2 <u>20</u> x <u>15</u> Lev. Rec. Room
2 <u>11</u> x <u>10</u> Lev. Breakfast Area	2 <u>9</u> x <u>11</u> Lev. Laundry Room	2 <u>15</u> x <u>19</u> Lev. Foyer	2 <u>12</u> x <u>18</u> Lev. Master BR	3 <u>12</u> x <u>10</u> Lev. 3rd Bedroom
1 <u>25</u> x <u>23</u> Lev. 5th Bedroom	1 <u>20</u> x <u>12</u> Lev. 6th Bedroom	1 <u>11</u> x <u>15</u> Lev. Porch	2 <u>15</u> x <u>21</u> Lev. Screened Porch	1 <u>22</u> x <u>19</u> Lev. Sun Room
1 <u>25</u> x <u>23</u> Lev. Garage	1 <u>20</u> x <u>12</u> Lev. Carport	1 <u>11</u> x <u>15</u> Lev. Office	1 <u>11</u> x <u>15</u> Lev. Other Room 1	1 <u>22</u> x <u>19</u> Lev. Patio
				2 <u>15</u> x <u>22</u> Lev. Deck

Public Remarks:

Directions:

Broker/Agent Remarks:

Tax ID - 530110, 5301200, 7109100, 7106900, 7107200
SEE DOC BOX FOR EXTENSIVE HIGHLIGHT & FEATURES

The information shown herein is furnished by the owner according to the best of their knowledge and belief. It is subject to verification by the purchaser, and his agent assumes no responsibility for the correctness thereof. Commission rates and contract terms are not regulated by law and are subject to negotiations between the broker and the seller.

Anne J. Maxwell 6/5/19 Owner's Signature Date Jim P. Towner Agent's Signature Jim P Towner Date

RESIDENTIAL / TOWNHOUSE / CONDO FEATURES SHEET

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(R) = Required Field

MLS#

Address **4472 Sheeps Creek**

Property Subtype (R)

- ☒ Single Family
- ☐ Townhouse
- ☐ Condominium

Construction Status (R)

- ☒ Completed
- ☐ Proposed
- ☐ Under Construction

Year Built (R)

1985 Completed Only
Proposed enter 9999
UnCs enter 9999

Styles (R)

- ☐ A-Frame
- ☐ Bungalow
- ☐ Cape Cod
- ☒ Contemporary
- ☐ Doublewide
- ☐ Dutch Colonial
- ☐ Farm House
- ☐ French Provincial
- ☐ Log
- ☐ Mobile
- ☐ Modular
- ☐ Ranch
- ☐ Spanish
- ☐ Split Foyer
- ☐ Split Level
- ☐ Tudor
- ☐ Two Story
- ☐ Victorian
- ☐ Other - See Remarks

Stories (R)

- ☐ One Story
- ☐ 1 1/2 Story
- ☐ Two Story
- ☒ Three Story
- ☐ Split (Bi-Level)
- ☐ Split (3 Levels)
- ☐ Split (4 Levels)
- ☐ Other - See Remarks

Exterior Finish (R)

- (Above Ground)**
- ☐ Aluminum Siding
- ☐ Block
- ☐ Board and Batten
- ☐ Brick
- ☐ Cedar Shake
- ☒ Cedar Siding
- ☒ Cement Board
- ☐ Dryvit
- ☐ Log
- ☐ Masonite Siding
- ☐ Solid Masonry
- ☐ Stone
- ☐ Stucco
- ☐ Vinyl Shake
- ☐ Vinyl Siding
- ☐ Wood Siding
- ☐ Other

Heating System (R)

- ☐ Active Solar
- ☐ Circulating Fireplace
- ☐ Electric Baseboard
- ☐ Electric Ceiling
- ☐ Floor Furnace
- ☐ Forced Warm Air - Elec.
- ☒ Forced Warm Air - Gas
- ☐ Forced Warm Air - Oil
- ☐ Geothermal
- ☐ Heat Pump
- ☒ Hot Water - Elec.
- ☒ Hot Water - Gas
- ☐ Hot Water - Oil
- ☐ Passive Solar
- ☒ Propane
- ☐ Radiant
- ☐ Steam - Elec.
- ☐ Steam - Gas
- ☐ Steam - Oil
- ☐ Two-Zone
- ☐ Three-Zone or more
- ☐ Wall/Space Unit
- ☒ Woodstove
- ☐ None
- ☐ Other

Special Features

- ☐ Auction
- ☐ Bank Owned/REO
- ☐ Farm (Possible)
- ☐ Foreclosure
- ☐ Historical District
- ☐ LEED Cert. Doc.
- ☐ Relocation
- ☐ Short Sale

Appliances/Convey (R)

- ☐ Compactor
- ☐ Convection
- ☒ Cook top
- ☒ Dishwasher
- ☐ Disposal
- ☐ Double Oven
- ☐ Dryer
- ☐ Electric Air Cleaner
- ☐ Grill
- ☐ Humidifier
- ☒ Microwave
- ☐ Range - Electric
- ☒ Range - Gas
- ☐ Refrigerator
- ☐ Self Cleaning Oven
- ☒ Wall Oven
- ☐ Water Purifier
- ☒ Washer
- ☐ Wine Cooler
- ☐ Other - See Remarks
- ☐ None

Laundry (R)

- ☐ Basement
- ☐ Dryer Connection
- ☐ Laundry Closet
- ☐ Laundry Room
- ☒ Main Level
- ☐ No Hookups
- ☐ Second Floor
- ☒ Separate Laundry Rm.
- ☐ Washer Connections
- ☐ None

Interior Features (R)

- ☐ Apartment
- ☐ Cable Available
- ☐ Cable Connections
- ☐ Ceiling Fan(s)
- ☒ Ceramic Tile Baths
- ☐ Drapes
- ☐ Drywall
- ☒ Garden Tub
- ☒ Great Room
- ☐ High Speed Data
- ☒ Main Level Bedroom
- ☐ Main Level Den
- ☒ Master Bdrm. w/Bath
- ☐ Multi Media Wired
- ☐ Paneling
- ☒ Pantry
- ☐ Plaster
- ☐ Rods
- ☒ Security System
- ☒ Separate Dining Room
- ☐ Skylights
- ☒ Smoke Alarm
- ☐ Tube Lights
- ☒ Vacuum System
- ☐ Walk-In Closet(s)
- ☒ Wet Bar
- ☒ Whirlpool Tub
- ☒ Workshop
- ☐ Other

Flooring (R)

- ☐ Brick
- ☐ Carpet
- ☐ Carpet Over Hardwood
- ☐ Ceramic Tile
- ☐ Concrete
- ☒ Hardwood
- ☐ Laminate
- ☐ Marble
- ☐ Parquet
- ☐ Pine
- ☐ Slate
- ☒ Tile
- ☐ Travertine
- ☒ Vinyl
- ☐ Wood
- ☐ Other

Basement (R)

- ☐ Apartment
- ☐ Crawl Space
- ☐ Exterior Entrance
- ☒ Finished
- ☐ Fireplace
- ☐ Full
- ☒ Game Room
- ☒ Garage
- ☒ Heated
- ☒ Interior Entrance
- ☐ Partial
- ☐ Partitioned
- ☐ Roughed In Bath
- ☐ Slab
- ☐ Sump Pump
- ☒ Walkout
- ☐ Workshop
- ☐ Other

Attic (R)

- ☐ Access
- ☐ Finished
- ☐ Floored
- ☐ Partial Finished
- ☒ Pull Down
- ☐ Roughed In
- ☐ Scuttle
- ☐ Storage Only
- ☐ Walk-In
- ☐ Walk-Up Stairs
- ☐ Windows
- ☐ None
- ☐ Other

Air Conditioning (R)

- ☐ Attic Fan
- ☐ Central Electric
- ☐ Central Gas
- ☒ Heat Pump
- ☐ Solar
- ☐ Three-Zone or More
- ☐ Two-Zone
- ☐ Window Unit(s)
- ☐ None
- ☐ Other

Fireplace

- ☐ 1 Fireplace
- ☒ 2 Fireplaces
- ☐ 3 Fireplaces
- ☐ 3+ Fireplaces
- ☐ Decorative/Non-Op.
- ☐ Den
- ☒ Gas Log
- ☐ Glass Doors
- ☒ Great Room
- ☐ Heat-O-Later
- ☐ Leased Propane Tank
- ☐ Living Room
- ☐ Marble
- ☐ Master Bedroom
- ☐ Screen
- ☒ Stove Insert
- ☐ Travertine
- ☒ Wood Burning
- ☒ Other

Exterior Features (R)

- ☐ Above Ground Pool
- ☒ In Ground Pool - *new*
- ☐ Pool Nearby
- ☐ Circular Drive
- ☒ Paved Drive
- ☐ Concrete Drive
- ☐ Fenced Yard
- ☒ Privacy Fence
- ☐ Garden Space
- ☒ Hot Tub
- ☒ Landscaped
- ☒ Screened Porch
- ☒ Secluded Lot
- ☐ Storm Windows
- ☐ Storm Doors
- ☒ Insulated Glass
- ☐ Tennis Courts
- ☐ Tennis Courts Nearby
- ☒ Satellite Dish
- ☒ Underground Utilities
- ☐ Lake Front
- ☒ Stream/Creek
- ☒ Mountain Views
- ☐ Lake Nearby
- ☐ Public Beach Nearby
- ☐ Club House Nearby
- ☐ Golf Nearby
- ☐ Ski Slope Nearby
- ☐ Ski Slope Front
- ☐ Water Access
- ☐ River Front
- ☐ On Golf Course
- ☒ Other - *pond*

Building on Property

- ☐ Barn
- ☒ Pole Building
- ☒ Storage Building
- ☒ Tractor Shed
- ☒ Workshop
- ☐ Other

Roof (R)

- ☐ Cement Composite
- ☐ Tar/Gravel
- ☐ Metal
- ☐ Shake
- ☒ Shingle
- ☐ Slate
- ☐ Tile
- ☐ Wood
- ☐ Other

Garage

- ☐ Garage Door Opnr
- ☒ In Basement
- ☐ Workshop
- ☐ Oversized
- ☐ Other

Attached Garage (circle one) ☒ 1 ☐ 2 ☐ 3 ☐ 3+
Detached Garage (circle one) ☐ 1 ☐ 2 ☐ 3 ☐ 3+
Carport Parking (circle one) ☐ 1 ☐ 2 ☐ 3 or more

RESIDENTIAL / TOWNHOUSE / CONDO FEATURES SHEET

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MLS#

Address **4472 Sheeps Creek**

(R) = Required Field

Water Heater (R)

- ☒ Electric
- ☒ Gas
- ☐ Leased
- ☐ Solar
- ☐ Tankless
- ☐ None
- ☐ Other

Water (R)

- ☐ Central System
- ☐ City
- ☐ County
- ☒ Well
- ☐ None
- ☐ Other

Sewer (R)

- ☐ City
- ☐ Community System
- ☐ County
- ☒ Septic Tank
- ☐ None
- ☐ Other

Utility - Electric

- ☒ American Electric Power
- ☐ Central VA Electric Co-Op
- ☐ City of Bedford
- ☐ Dominion Virginia Power
- ☐ Southside Electric Cooperative
- ☐ Other

Internet Providers

- ☐ Comcast
- ☒ Hughes.net
- ☐ Jet Broadband
- ☒ Satellite
- ☐ Shentel
- ☐ Verizon
- ☐ Wildblue
- ☐ Other

Financing

- ☐ Call Agent
- ☐ Lease/Purchase
- ☐ Owner Financing
- ☐ Other

Assoc. Fees Incl.

- ☐ Cable TV
- ☐ Club House
- ☐ Exterior Maintenance
- ☐ Grounds Maintenance
- ☐ Insurance
- ☐ Lake/Pond
- ☐ Neighborhood Lights
- ☐ Parking
- ☐ Playground
- ☐ Pool
- ☐ Road Maintenance
- ☐ Sewer
- ☐ Snow Removal
- ☐ Taxes
- ☐ Tennis
- ☐ Trash
- ☐ Water
- ☐ Snow Removal
- ☐ Other

To Show (R)

- ☐ 24Hour Notice
- ☒ Appointment Only
- ☐ Beware of Dog
- ☒ Call Agent
- ☐ Call Sellers
- ☐ Coded Lockbox
- ☐ Don't Let Pets Out
- ☐ Key at Office
- ☐ Supra Lockbox
- ☐ Occupied
- ☐ Restricted Hours
- ☐ Sign
- ☐ Tenants
- ☐ Vacant

Attached Documents to DocBox (R)

- ☐ Bank Docs. To Sign
- ☐ Covenants/Restrict.
- ☒ Disclosure
- ☐ Easements
- ☐ Home Inspection
- ☐ HOA Package
- ☐ Lead Base Paint
- ☐ Radon
- ☐ Survey
- ☒ Tax Map
- ☐ Termite Contract
- ☐ Warranty Program
- ☐ Relo
- ☐ Other

Disability Features

- ☐ Door(s)
- ☐ Grab Bar(s)
- ☐ Kitchen Cabinets
- ☐ Accessible w/Ramp
- ☐ Shower
- ☐ Other

 6/15/19
  _____
 Owner's Initials Date Owner's Initials Date Agent's Initial Date

LISTING AGENT Jim Tower (Name or ID) **CO-LISTING AGENT** _____ (Name or ID)

HOUSE NUMBER 4472 (6.C) **DIR PREFIX** 1 (1.C) **STREET N/A ME** sheep creek (28.C) **STREET SUFFIX** Rd (6.C) **DIR SUFFIX** _____ (2.C) **UNIT #** _____ (5.C)

AREA 0600 (4.A) **CITY** Bedford (15) **ZIP** 24523 (9) **MUNICIPALITY** 04 (3.A)

LIST PRICE 1,575,000 (8) **LIST DATE** 6/10/19 **EXPIRATION DATE** 12/5/19

2.1 LISTING TYPE
☐ Exclusive Agency
☒ Exclusive Right to Represent Seller
☐ REALTOR Sold FSBO

3.1 SHOWING INSTR.
☒ Appointment
☐ Call Seller - Go
☐ Text Seller - Go
☒ Call Listing Agent
☒ Text Listing Agent
☐ Call Tenant
☐ Text Tenant
☐ Key is at Office
☐ Other, see Remarks
☐ Call Rental Agent
☐ Text Rental Agent
☐ Vacant - Go

4.1 LOCKBOX
☐ RVAR
☐ Call LA
☐ Private Box, see Remarks
☒ None

5.1 LOCKBOX HOURS
☐ 24 Hours
☐ Day-Time

6.1.D SELLER WEB AUTHORIZATION
☒ Public Web Sites - May Show Address
☒ Public Web Sites - No Address
☐ Not On Public Web Sites
☒ Public Web Sites - Exclude List Date

7.2.D SELLER VOW AUTHORIZATION
☒ Allow Automated Valuations on VOW
☒ Allow Comments on VOW

8.1 PROPERTY SUBTYPE
☐ Condo
☐ Manufactured
☒ Single-Family
☐ Townhouse

REO Properties ☐ REO
☐ Owner / Seller Financing Available
☐ Lease/Purchase Available

YARD SIGN Y/N N (1)

OWNER NAME Aupe Maxwell (50) **OWNER PHONE** 540-449 1193
TENANT NAME _____ (35) **TENANT PHONE** _____

LIMITED SERVICE LISTING Y/N _____

VARIABLE Rate Brokerage Y/N _____

SUB AGENT Authorized Y/N _____

SUB AGENT Compensation _____

BUYER AGENT Authorized Y/N _____

BUYER AGENT Compensation _____

9.1 RESIDENTIAL TYPE
☒ Detached (not attached to other res.)
☐ Attached (attached to other residence)

10.1 CONSTRUCTION STATUS
☒ Completed
☐ Proposed
☐ Under Construction

YEAR BUILT - SELLER _____ (4)

11.3 STYLE OF HOUSE
☐ 1 Story
☐ 1 & 1/2 Story
☐ 2 Story
☐ Cape Cod
☐ Colonial
☒ Contemporary
☐ Cottage
☐ Foursquare
☐ Lower Entry
☐ Other, see Remarks
☐ Patio Home (zero)
☐ Ranch
☐ Split-Foyer
☐ 3 Level Split
☐ 4 Level Split
☐ Tudor
☐ Victorian

----- Finished / Heated SQFT -----

ENTRY - ABOVE GRD 2310

UPPER - ABOVE GRD 3588

OTHER - ABOVE GRD 300

ENTRY - BELOW GRD _____

LOWER - BELOW GRD _____

OTHER - BELOW GRD _____

--- Unfinished SQFT (exclude garage) ---

ENTRY - ABOVE GRD _____

UPPER - ABOVE GRD _____

OTHER - ABOVE GRD _____

ENTRY - BELOW GRD _____

LOWER - BELOW GRD _____

OTHER - BELOW GRD _____

----- Detached SQFT -----

ABOVE GRD - FINISHED _____

BASEMENT Y/N Y (1)

12.1 BASEMENT IF YES
☒ Full Basement
☐ Partial Basement
☒ Walkout - Full
☐ Walkout - Part
☐ Dirt - Full
☐ Dirt - Part
☐ Other, see Remarks

BASEMENT IF NO
☐ Crawl Space
☐ Slab

13.1 PRIM. COVERED PARKING
☐ Not Applicable
☐ Garage Attached
☐ Garage Detached
☒ Garage Under
☐ Carport Attached
☐ Carport Detached
☐ Other, See Remarks

PRIM COV SPACES 2
 Square Footage 410

14.1 ADDIT. COVERED PARKING
☐ Garage Attached
☐ Garage Detached
☐ Garage Under
☐ Carport Attached
☐ Carport Detached
☐ Other, see Remarks

ADD COV SPACES _____
 Square Footage _____

15.1 UNCOVERED PARKING
☐ Designated Spaces
☒ Off Street Parking
☐ Street Parking
☐ Other, see Remarks
UNCOV SPACES _____

-Dimensions or Acreage must be provided-

LOT DIMENSIONS _____ (27)

TOTAL ACRE 180± (7)

SUBDIVISION Sheep Creek

PHASE _____ (2)

SUBDIVISION MAP _____ (18)

LOT _____ (20)

BLOCK _____ (4)

SECTION _____ (4)

TAX I.D. _____ (50)

ANNUAL TAXES 6,514 (7)

ZONING CODE _____ (9)

Signature _____ Date _____
 MLS INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Signature

Date

DATE OF FULL EXECUTION
 Copyright Date 04/2019

PUBLIC REMARKS (INTERNET)

(752)

PRIVATE REMARKS (REALTOR-TO-REALTOR)

(400)

DIRECTIONS

(200)

16. 1 WATER CLASS

- ☒ Not Applicable
☐ Waterfront Property
☐ Water Access Only
☐ Waterfront Community - No Access

17. 1 WATER ID

- ☐ Smith Mountain Lake
☐ Leesville Lake
☐ Claytor Lake
☐ River or Other

18. 1 WATER ACCESS ONLY-A

- ☐ Water Access - On Site
☐ Water Access - Off Site

DRIVING DISTANCE TO OFF SITE
WATER ACCESSLOCATION OF OFF SITE WATER
ACCESS

19. 3 WATER ACCESS ONLY-B

- ☐ Deeded / Assigned Dock
☐ Community Dock
☐ Comm. Boat Ramp
☐ Leased Covered Boat Dock / Slip
☐ Leased Uncovered Boat Dock / Slip
☐ Other, see Remarks

20. 5 BOAT DOCK DESCRIPTION

- ☐ A-Roof
☐ Party Deck
☐ Floater
☐ Stationary
☐ Boat Hoist
☐ Personal WaterCraft Lift
☐ Storage/Utility Building

21. 5 WATER FEATURES

- ☐ Cove
☐ Point
☐ Main Channel
☐ Riprap Shoreline
☐ Beach
☐ No Wake Area
☐ Southern Exposure to Water

LENGTH OF WFRONT

RIVER OR OTHER

CHAN MARKER

SH'LINE MNGMT PLAN

NUMBER OF COV SLIPS

NUMBER OF UNC SLIPS

☐ Short Term Rental
 (POA / Covenants / Restrictions do not prohibit)

ELEM SCH

Bedford

MID SCH

Liberty

HI SCH

Liberty

- Property Owner's / Condo Association -

POA OR CONDO ASSOC Y/N N (1)

POA/CONDO CONTACT NAME

(25)

PHONE/EMAIL

(25)

POA / CONDO DUES (5)

POA / CONDO TERMS A/M (1)

22. 2 LOT DESCRIPTION

- ☐ Cleared
☐ Down Slope
☐ Gentle Slope
☒ Hilly
☐ Level Lot
☐ Other, see Remarks
☐ Secluded
☒ Stream
☐ Up Slope
☐ Varied
☒ Wooded

23. 3 CONSTRUCTION

- ☐ Aluminum
☐ Cement Block
☐ Brick
☐ Cement
☐ "Dryvit" type
☐ Fiber Cement
☐ Hard Board
☐ Log Home
☐ Manufactured (also see related fields)
☐ Other, see Remarks
☒ Stone
☐ Stucco
☐ Vinyl
☒ Wood

24. 4 GREEN CERTIFICATIONS

- ☐ Green Building Certification
 (applied for or approved)
☐ Certification Complete
 Attached certification document(s) required
 - HERS Score _____
 (Home Energy Rating System)
 - EPS _____
 (Energy Performance Score)

25. 3 HEATING

- ☐ Active Solar Heat
☐ Baseboard Electric
☐ Baseboard Gas
☐ Baseboard Oil
☐ Ductless Split System
☐ Electric Ceiling
☐ Heated Floor
☐ Forced Air Electric
☒ Forced Air Gas
☐ Forced Air Oil
☐ Gas -- Natural
☒ Gas -- Propane
☐ Geothermal
☐ Heat Pump Electric
☐ Heat Pump Gas
☐ Heat Pump Ground
☐ Heat Pump Water
☐ Other, see Remarks
☐ Passive Solar Heat
☐ Radiator Gas Heat
☐ Radiator Oil Heat
☐ Wood Furnace
☐ Zoned Heat

Manufactured Homes

If Property Subtype = Manufactured,
 then the following is required.

SINGLE-WIDE Y/N _____(1)

DOUBLE-WIDE Y/N _____(1)

Signature

Date

MLS INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Signature

Date

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26.3 COOLING

- ☐ Central Cooling
☐ Ductless Split System
☐ Geothermal
☒ Heat Pump Electric
☐ Heat Pump Gas
☐ Heat Pump Ground
☐ Heat Pump Water
☐ No Cooling System
☐ Other, see Remarks
☐ Solar
☐ Window Air Conditioner
☐ Zoned Cooling

OF FIREPLACES 3 (1)**27.3 FIREPLACE LOCATION**

- ☐ Basement
☐ Den
☒ Dining Room
☐ Family Room
☒ Great Room
☐ Kitchen
☐ Living Room
☐ Master Bedroom
☐ Other, see Remarks
☒ Recreation Room

28.2 ENERGY FEATURES

- ☐ 2 X 6 Exterior Walls
☐ Active Solar Heat
☐ Attic Fan
☐ Heatolater
☐ Fireplace Insert
☐ Passive Solar Heat
☐ Wood Stove

29.7 INTERIOR FEATURES

- ☐ Alarm
☐ All Drapes
☐ Attic Fan
☐ Audio-Video Wired
☐ Book Shelves
☐ Breakfast Area
☐ Cathedral Ceiling
☐ Ceiling Fan
☐ Flue Available
☐ Fireplace Screen
☐ Gas Log Fireplace
☐ Hot Tub
☐ Heatolater
☐ Indirect Lighting
☐ Masonry Fireplace
☐ Other, see Remarks
☐ Sauna
☐ Skylight
☐ Storage
☐ Theatre Room
☐ Walk-in Closet
☐ Wet Bar
☐ Whirlpool Bath
☐ Wood Stove

30.7 EXTERIOR FEATURES

- ☒ Balcony
☐ Outdoor Barbeque
☐ Barn
☐ Bay Window
☒ Covered Porch
☒ Deck
☐ Fenced Yard
☐ Formal Garden
☐ Garden Space
☐ Borders Golf Course
☐ Natural Gas Line Outdoors
☐ Gas Grill and Line
☐ Gazebo
☐ Greenhouse
☒ Hot Tub
☐ Outdoor Kitchen
☐ Other, see Remarks
☐ Patio
☒ Paved Driveway
☐ Playhouse
☒ In-Ground Pool
☐ Above-Ground Pool
☒ Screened Porch
☒ Storage Shed
☒ Sunroom
☐ Tennis Court

31.7 VIEWS

- ☐ City
☐ Golf Course
☐ Lake
☒ Mountain
☐ River
☐ Sunrise
☐ Sunset

32.9 APPLIANCES

- ☐ Air Cleaner
☐ Compacter
☒ Cook Top
☐ Central Vacuum
☒ Dishwasher
☐ Disposer
☐ Down Draft Ventilation
☒ Clothes Dryer
☐ Freezer
☐ Generator
☐ Humidifier
☐ Intercom
☒ Microwave Oven Built In
☐ None
☒ Garage Door Opener
☐ Other, see Remarks
☐ Wall Oven
☒ Refrigerator
☐ Range Electric
☒ Range Gas
☐ Range Hood
☐ In-House Stereo
☐ Sump Pump
☒ Clothes Washer

33.5 MISC. FEATURES

- ☐ Cable TV
☐ Cul-de-sac
☐ Fireplace Blower
☐ Furnished
☐ Gated Community
☐ Handicap Access
☐ Horses Permitted
☐ In-Law Quarters
☐ Manufactured Allowed
☐ Maintenance-Free Exterior
☐ New Construction
☐ Other, see Remarks
☐ Pasture
☐ Paved Road
☒ Pond
☐ Private Road
☒ Satellite Dish
☒ Stream
☐ Underground Utilities

34.2 AREA AMENITIES

- ☐ Beach Access
☐ Private Golf
☐ Marina Access
☐ Common Pool
☐ Public Transportation
☐ Restaurant
☐ Stables
☐ Tennis
☐ Trail Access

35.4 FLOORS

- ☐ Carpet
☐ Concrete
☐ Laminate
☐ Marble
☐ Other, see Remarks
☐ Slate
☒ Tile (i.e. ceramic)
☐ Vinyl
☒ Wood

36.3 WINDOWS

- ☐ Clad
☒ Insulated
☐ Low Emissivity
☐ Other, see Remarks
☐ Screen
☐ Storm
☐ Tilt-In
☐ Trigglass

37.2 EXTERIOR DOORS

- ☐ Fiberglass
☐ French
☐ Full View
☐ Insulated Storm
☒ Insulated
☒ Metal
☐ Other, see Remarks
☐ Screen
☐ Sliding
☐ Wood

38.2 PORCH

- ☐ Front Porch
☐ Other, see Remarks
☐ Rear Porch
☒ Side Porch

39.1 WATER DESCRIPTION

- ☐ Community System
☐ Other, see Remarks
☐ Public Water
☐ Shared Spring
☐ Shared Well
☐ Spring
☒ Private Well

40.1E SEWER DESCRIPTION

- ☐ Community System
☐ Other, see Remarks
☐ Shared Septic
☐ Public Sewer
☐ Private Septic - 1 BR permit
☐ Private Septic - 2 BR permit
☐ Private Septic - 3 BR permit
☒ Private Septic - 4 BR permit
☐ Private Septic - 5+ BR permit
☐ Private Septic - permit unavailable
☐ Private Septic - permit unknown

41.1 WATER HEATER TYPE

- ☒ Tank
☐ Tank-less
☐ Hybrid
☐ Other, see Remarks

42.1 WATER HEATER ENERGY SOURCE

- ☒ Electric
☐ Natural Gas
☐ Propane
☐ Wood
☐ Geothermal
☐ Solar
☐ Other, see Remarks

43.3 INTERNET ACCESS

- ☐ Cable
☒ DSL
☐ Undetermined
☐ Other, see Remarks

CURRENT INTERNET PROVIDER Hughes Net**44.5 LEASED EQUIPMENT**

- ☐ Propane Tank
☐ Security Alarm System
☐ Water Heater
☐ Water Softener
☐ Other, see Remarks

Signature

Date

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ROOMS ON EACH LEVEL 9

ROOM NAME	ENTRY	UPPER	LOWER	OTHER
1. Bedroom # 1	<input checked="" type="checkbox"/> 1.	<input type="checkbox"/> 1.	<input type="checkbox"/> 1.	<input type="checkbox"/> 1.
2. Bedroom # 2	<input checked="" type="checkbox"/> 2.	<input type="checkbox"/> 2.	<input type="checkbox"/> 2.	<input type="checkbox"/> 2.
3. Bedroom # 3	<input type="checkbox"/> 3.	<input checked="" type="checkbox"/> 3.	<input type="checkbox"/> 3.	<input type="checkbox"/> 3.
4. Bedroom # 4	<input type="checkbox"/> 4.	<input checked="" type="checkbox"/> 4.	<input type="checkbox"/> 4.	<input type="checkbox"/> 4.
5. Bedroom # 5	<input type="checkbox"/> 5.	<input type="checkbox"/> 5.	<input checked="" type="checkbox"/> 5.	<input type="checkbox"/> 5.
6. Bedroom # 6	<input type="checkbox"/> 6.	<input type="checkbox"/> 6.	<input type="checkbox"/> 6.	<input type="checkbox"/> 6.
7. Bedroom # 7	<input type="checkbox"/> 7.	<input type="checkbox"/> 7.	<input type="checkbox"/> 7.	<input type="checkbox"/> 7.
8. Bedroom # 8	<input type="checkbox"/> 8.	<input type="checkbox"/> 8.	<input type="checkbox"/> 8.	<input type="checkbox"/> 8.
9. Apartment	<input type="checkbox"/> 9.	<input type="checkbox"/> 9.	<input type="checkbox"/> 9.	<input type="checkbox"/> 9.
10. Attic	<input type="checkbox"/> 10.	<input type="checkbox"/> 10.	<input type="checkbox"/> 10.	<input type="checkbox"/> 10.
11. Breakfast Area	<input type="checkbox"/> 11.	<input type="checkbox"/> 11.	<input type="checkbox"/> 11.	<input type="checkbox"/> 11.
12. Den	<input type="checkbox"/> 12.	<input type="checkbox"/> 12.	<input type="checkbox"/> 12.	<input type="checkbox"/> 12.
13. Dining Area	<input checked="" type="checkbox"/> 13.	<input type="checkbox"/> 13.	<input type="checkbox"/> 13.	<input type="checkbox"/> 13.
14. Dining Room	<input checked="" type="checkbox"/> 14.	<input type="checkbox"/> 14.	<input type="checkbox"/> 14.	<input type="checkbox"/> 14.
15. Eat-In Kitchen	<input type="checkbox"/> 15.	<input type="checkbox"/> 15.	<input type="checkbox"/> 15.	<input type="checkbox"/> 15.
16. Family Room	<input type="checkbox"/> 16.	<input type="checkbox"/> 16.	<input type="checkbox"/> 16.	<input type="checkbox"/> 16.
17. Florida Room	<input type="checkbox"/> 17.	<input type="checkbox"/> 17.	<input type="checkbox"/> 17.	<input type="checkbox"/> 17.
18. Foyer	<input type="checkbox"/> 18.	<input type="checkbox"/> 18.	<input type="checkbox"/> 18.	<input type="checkbox"/> 18.
19. Game Room	<input type="checkbox"/> 19.	<input type="checkbox"/> 19.	<input type="checkbox"/> 19.	<input type="checkbox"/> 19.
20. Great Room	<input type="checkbox"/> 20.	<input checked="" type="checkbox"/> 20.	<input type="checkbox"/> 20.	<input type="checkbox"/> 20.
21. Kitchen	<input type="checkbox"/> 21.	<input checked="" type="checkbox"/> 21.	<input type="checkbox"/> 21.	<input type="checkbox"/> 21.
22. Laundry	<input type="checkbox"/> 22.	<input checked="" type="checkbox"/> 22.	<input type="checkbox"/> 22.	<input type="checkbox"/> 22.
23. Living Room	<input type="checkbox"/> 23.	<input type="checkbox"/> 23.	<input type="checkbox"/> 23.	<input type="checkbox"/> 23.
24. Library	<input type="checkbox"/> 24.	<input type="checkbox"/> 24.	<input type="checkbox"/> 24.	<input type="checkbox"/> 24.
25. Master Bedroom #1	<input checked="" type="checkbox"/> 25.	<input type="checkbox"/> 25.	<input type="checkbox"/> 25.	<input type="checkbox"/> 25.
26. Master Bedroom #2	<input type="checkbox"/> 26.	<input type="checkbox"/> 26.	<input type="checkbox"/> 26.	<input type="checkbox"/> 26.
27. Mud Room	<input type="checkbox"/> 27.	<input type="checkbox"/> 27.	<input type="checkbox"/> 27.	<input type="checkbox"/> 27.
28. Office	<input type="checkbox"/> 28.	<input type="checkbox"/> 28.	<input checked="" type="checkbox"/> 28.	<input type="checkbox"/> 28.
29. Recreation Room	<input type="checkbox"/> 29.	<input type="checkbox"/> 29.	<input checked="" type="checkbox"/> 29.	<input type="checkbox"/> 29.
30. Work Room	<input type="checkbox"/> 30.	<input type="checkbox"/> 30.	<input type="checkbox"/> 30.	<input type="checkbox"/> 30.

Choose up to nine (9) rooms per level.

If a Bedroom, Full Bath, or Half Bath does not exist on the specified level, then place a zero in that space.

ENTRY UPPER LOWER OTHER

When entering the number of bedrooms, include Master Bedrooms.
* These fields are used to calculate Total BR, Total FB, and Total HB.

* BEDROOMS _____ _____ _____ _____
* FULL BATHS _____ _____ _____ _____
* HALF BATHS _____ _____ _____ _____

Account for a MASTER BEDROOM in two places

ENTRY UPPER LOWER OTHER

You should account for a Master Bedroom in both the Bedrooms field (above) and the Master Bedrooms field (below). Only the Bedrooms field (above) is used to calculate Total Bedrooms.

MASTER BEDROOMS _____ _____ _____ _____
LAUNDRY _____ _____ _____ _____

Signature _____ Date _____
MLS INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Signature _____

Date _____

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Bedford, VA

Legend

- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary
- Roads
- Parcels - County
- Parcels - Town
- Public School Boundary



Title:

Date: 12/29/2018

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and Bedford County is not responsible for its accuracy or how current it may be.