



Client Full

7434 Grassy Lick Rd, Romney, WV 26757

Active

Residential

\$229,000



Recent Change: 10/28/2020 : New Active : C/S->ACT

MLS #:	WVHS114650	Beds:	4
Tax ID #:	0932000200010000	Baths:	3
Ownership Interest:	Fee Simple	Total Rooms:	12
Structure Type:	Detached	Above Grade Fin SQFT:	1,664 / Estimated
Levels/Stories:	2	Price / Sq Ft:	137.62
Furnished:	No	Year Built:	1998
Waterfront:	No	Property Condition:	Very Good
Views:	Mountain, Pasture, Scenic Vista	Style:	Raised Ranch/Rambler
Garage:	No	Central Air:	Yes
		Basement:	Yes

Location

County:	Hampshire, WV	School District:	Hampshire County Schools
In City Limits:	No	Election District:	1
Subdiv / Neigh:	NONE AVAILABLE		

Taxes and Assessment

Tax Annual Amt / Year:	\$1,184 / 2019	Tax Assessed Value:	\$82,140 / 2019
County Tax:	\$1,184 / Semi-Annually	Imprv. Assessed Value:	\$58,620
Clean Green Assess:	No	Land Assessed Value:	\$23,520
Zoning:	101	Land Use Code:	006
Tax Book:	548, Page 623		

Rooms

				Bed	Bath
Kitchen:	Main	19 x 15, Flooring - Vinyl	Main	3	2 Full
Living Room:	Main	18 x 14, Flooring - Carpet	Lower 1	1	1 Full
Bedroom 2:	Main	12 x 12, Flooring - Carpet			
Bedroom 3:	Main	12 x 12, Flooring - Carpet			
Bathroom 2:	Main	8 x 8, Flooring - Vinyl, Tub Shower			
Laundry:	Main	14 x 5, Flooring - Vinyl			
Primary Bedroom:	Main	15 x 13, Flooring - Carpet			
Primary Bathroom:	Main	11 x 7, Flooring - Vinyl, Tub Shower			
Bedroom 4:	Lower 1	28 x 13, Flooring - Carpet			
Bonus Room:	Lower 1	35 x 20			
Kitchen:	Lower 1	17 x 14			
Bathroom 3:	Lower 1	8 x 8, Tub Shower			

Building Info

Above Grade Fin SQFT:	1,664 / Estimated	Construction Materials:	Vinyl Siding
Below Grade Fin SQFT:	1,664 / Estimated	Flooring Type:	Carpet, Vinyl

Total Below Grade SQFT:	1,664 / Estimated	Roof:	Metal
Total Fin SQFT:	3,328 / Estimated		
Total SQFT:	3,328 / Estimated		
Foundation Details:	Block		
Basement Type:	Full		

Lot

Lot Acres / SQFT:	2a / 87,120sf / Assessor	Road:	Paved / City/County
Additional Parcels:	No	Lot Features:	Cleared, Front Yard, Open, Rear Yard
Views:	Mountain, Pasture, Scenic Vista		
Fencing:	Partially		
Location Type:	Rural		

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces	Unknown	Features:	Driveway, Gravel Driveway
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Interior Features

Interior Features: 2nd Kitchen, Attic, Carpet, Combination Kitchen/Dining, Entry Level Bedroom, Family Room Off Kitchen, Kitchen - Eat-In, Kitchen - Table Space, Primary Bath(s), Recessed Lighting, Tub Shower, No Fireplace, Built-In Microwave, Cooktop - Down Draft, Dishwasher, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Washer/Dryer Hookups Only, Accessibility Features: None, Door Features: French, Has Laundry, Laundry Hookup, Main Floor Laundry

Exterior Features

Exterior Features: Flood Lights, Outbuilding(s), Deck(s), Patio(s), Wrap Around, Other Structures: Shed

Utilities

Utilities: Electric Available, Water Available, Central A/C, Cooling Fuel: Electric, Electric Service: 200+ Amp Service, Heating: Heat Pump(s), Heating Fuel: Electric, Hot Water: Electric, Water Source: Well, Sewer: On Site Septic

Remarks

Inclusions: Outbuilding

Public: Views VIEWS Views! Check out the Mountain Views From This Large Wrap Around Deck!! Aww, picture yourself with fresh brewed coffee in the morning watching the sunrise and an evening beverage watching the sunset. And then, Stargazing by the moonlight! This Beautiful 4 Bedroom 3 Bath, Home Sits On TWO Picturesque Acres! Large Eat-In Kitchen with French Doors that open up to the spacious deck,. Perfect for entertaining all your friends and family! This Home is complete with Four Spacious Bedrooms and Three Full Baths. The Basement has a Bedroom, Bath, 2nd Kitchen and a large FAMILY AREA. With it's separate entrance, this would be a perfect Mother in Law Suite or 2 families under 1 Roof scenario. Central HVAC System & a Flue for a Wood/Pellet Stove for keeping you in your comfort zone., Newer Stainless Steel Appliances & METAL ROOF. Country Livin' at it's finest. LET THIS BE YOUR NEXT PLACE, YOU CALL HOME. Just a few miles from Romney and located off a County maintained Road. No Hassel with Access. Don't Miss Out On This One!! Call Us Today For A Showing!! Click on the Camera Icon for your own personal virtual tour.

Directions

From LRRE South Branch Office, Travel 220 N to Moorefield. Turn RIGHT onto US-48 East. In 4.6mi Turn Left onto N River Road, in 8.6mi Turn LEFT onto Ford Hill Road, in 2.1mi Turn LEFT onto Grassy Lick Rd. The home will be on your LEFT in 5.6 mi. Sign On Property.

Listing Details

Original Price:	\$229,000	DOM:	2
Vacation Rental:	No	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	10/27/2020	Documents Available:	Aerial Photo, Deed, Plat, Seller's Property Disclosure
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional, FHA, USDA, VA		
Federal Flood Zone:	No		



