

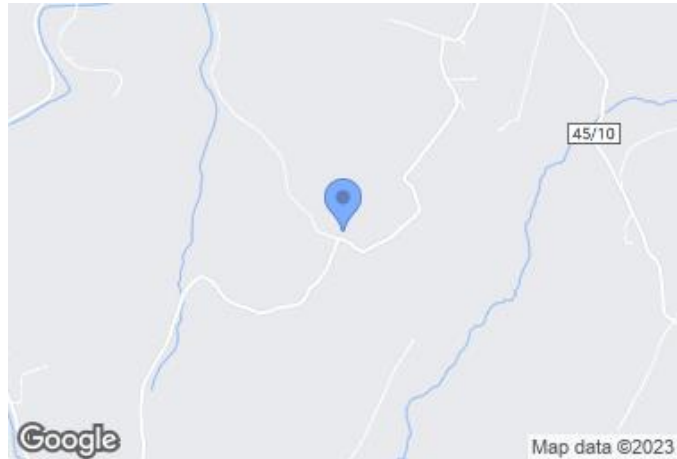
Client Full

29 Cardinal Run, Augusta, WV 26704

Active

Residential

\$119,900



Recent Change: **03/21/2023 : Back to Active : T/O->ACT**

MLS #:	WVHS2003050	Beds:	2
Tax ID #:	05 21011000000000	Baths:	
Ownership Interest:	Fee Simple	Total Rooms:	2
Association:	HOA	Above Grade Fin SQFT:	864 / Estimated
Structure Type:	Detached	Price / Sq Ft:	138.77
Levels/Stories:	1	Year Built:	2002
Waterfront:	No	Style:	Cabin/Lodge
Views:	Mountain, Trees/Woods	Central Air:	No
Garage:	No	Basement:	No

Location

County:	Hampshire, WV	School District:	Hampshire County Schools
In City Limits:	No	High School:	Hampshire
Municipality:	Gore	Middle/Junior School:	Romney
Subdiv / Neigh:	REGAL HILLS	Elementary School:	Romney
		Election District:	1

Association / Community Info

HOA:	Yes	HOA Fee:	\$100 / Annually
HOA Name:	REGAL HILLS	Association Recreation Fee:	No
Property Manager:	No		

Taxes and Assessment

Tax Annual Amt / Year:	\$496 / 2022	Tax Assessed Value:	\$94,500 / 2022
City/Town Tax:	Annually	Imprv. Assessed Value:	\$29,400
Clean Green Assess:	No	Land Assessed Value:	\$65,100
Municipal Trash:	No	Historic:	No
Loss Mitigation Fee:	No	Land Use Code:	004
Agricultural Tax Due:	No	Block/Lot:	6
Zoning:	NO ZONING		

Rooms

		Bed	Bath
Kitchen:	Main	Main	2
Living Room:	Main		

Building Info

Above Grade Fin SQFT:	864 / Estimated	Construction Materials:	Frame
Total Fin SQFT:	864 / Estimated		
Total SQFT:	864 / Estimated		
Foundation Details:	Pillar/Post/Pier		

Lot

Lot Acres / SQFT:	20.02a / 872071sf / Assessor	Road:	Dirt, Gravel / Private
Additional Parcels:	No	Lot Features:	Hunting Available, Mountainous, Private, Secluded, Trees/Wooded
Views:	Mountain, Trees/Woods		
Location Type:	Rural		

Ground Rent

Ground Rent Exists:	No
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Parking

Driveway - # of Spaces	3	Features:	Driveway
Total Parking Spaces	3		

Interior Features

Interior Features:	Combination Kitchen/Dining, Stove - Wood; No Fireplace; Microwave, Oven/Range - Electric, Refrigerator; Accessibility Features: None
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Exterior Features

Exterior Features:	Outbuilding(s); Porch(es); Pool: No Pool; Horse: Yes
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Utilities

Utilities:	Electric Available; No Cooling; Cooling Fuel: None; Heating: Wood Burn Stove; Heating Fuel: Wood; Hot Water: None; Water Source: None; Sewer: No Septic System; Internet Services: Satellite
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Remarks

Public:	Not all who wander are lost. Presenting the perfect Mountaineer Cabin for those on a budget. Complete with electricity installed this is the ideal BYOW (bring your own water) scenario complete with a good old fashioned outhouse. Everything a person needs to escape city life and revert back to the way things used to be. Perfect rolling topography, open park like forest, giant hardwoods are just a few of the adjectives that could be used to describe this 20.02 acres. No shortage of good times had here with every outdoor activity available, including hunting, shooting, hiking or just relaxing in complete outdoor serenity in the heart of the Appalachian mountains. Reclaim your independence now. Enjoy your weekends relaxing in Wild and Wonderful West Virginia and leave the noisy city behind! Reasonably priced and offering freedom to roam within 2.5 hours of Washington DC.
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Directions

From PRR Romney take US 50/Northwestern Pike East 6 miles to left on Little Cacapon River Rd, continue on Little Cacapon River Rd approx 4 miles and turn right onto Whippoorwill Ln (No Sign) cross bridge and make an immediate left, follow to "T" intersection and turn right to cabin and property on the right. Sign on Property.

Listing Details

Original Price:	\$119,900	DOM:	1
Vacation Rental:	No	Lease Considered:	No
Sale Type:	Standard	Home Warranty:	No
Listing Term Begins:	03/21/2023	Documents Available:	Aerial Photo, Other, Plat, Restrictions
Possession:	Settlement	Pets Allowed:	Yes
Acceptable Financing:	Cash, Conventional	Pet Restrictions:	No Pet Restrictions
Federal Flood Zone:	No		

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SS-183 7/96

PERMIT TO BE
PRINTED OR TYPEDSTATE OF WEST VIRGINIA
Hampshire County HEALTH DEPARTMENT
ON-SITE SEWAGE DISPOSAL SYSTEM PERMITPermit No.: ST-14-00-371
Tax Map _____ Parcel # _____
County Road No.: _____Owner: Melbourne Corp
Address: P.O. Box 567
Cyan Branch, WVCertified Installer: P.W. Keadwell
Address: HC60 Box 128
Points, WVYou are hereby issued a permit to: ☒ Install, or ☐ modify an on-site sewage disposal system located:Regal H. 11 S Lot # 6Facility: House Design Flow: 3 Lot Size: 20 Sq. Ft./Acres Water Source: wellBASED UPON REVIEW OF THE INFORMATION OF YOUR SUBMITTED APPLICATION, DATED 3-1-00, AND THE PROPER INSTALLATION OF THE HEREIN DESCRIBED SYSTEM, THE SYSTEM SHALL BE IN COMPLIANCE WITH APPLICABLE WEST VIRGINIA SEWAGE SYSTEM RULES AND DESIGN STANDARDS.

The sewage system shall consist of a:

- ☐ Septic tank - Capacity: 1000 gallons or more, Constructed of: concrete.
- ☐ Soil disposal system with a minimum equivalency of 900 square feet of conventional gravel trench area.
Depth to the bottom of the trench or bed installation shall be: 24-36 inches from original ground surface.
- ☒ Gravel system: Lengths of lines: 100, 100, 100, _____, _____, _____ feet, Width: 36 inches.
- ☐ Chamber system: Number of units: _____, Length of lines: _____, _____, _____, _____ units,
Manufacturer of chamber: _____.
- ☐ Bed system: ☐ Gravel, ☐ Chamber; Length: _____ feet, Width: _____ feet.
- ☐ Other: ☒ May also be 10" gravelless or equivalent 36" chamber system,
Diversion Ditch if needed

This permit is non-transferable and automatically expires 12 months after issue date.

This permit is **NULL and VOID** when official inspection reveals conditions different than those stipulated on the permit or facts are later found that would indicate non-compliance with applicable rules.

All systems must be inspected and approved prior to being covered with earth or placed into use.

The applicant or his agent must notify this department: 22 hours or more prior to planned inspection time.5-22-00

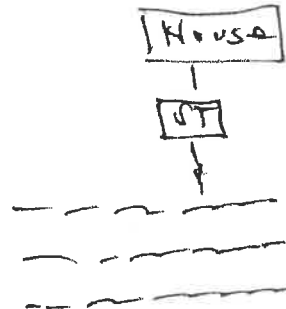
Issue Date

822-5111

County Office / Phone Number

Sketch of system:

NOT TO SCALE

10,000
Square foot
Reserve
Area
RequiredwellDraw Arrow
Toward NorthAdditional specifications
on reverse:P.W. Keadwell
Health Officer or Sanitaria

This conveyance is subject to an oil and gas lease executed by Kathleen Metz, Lessor, to Hampshire Gas Company, Lessee, dated May 4, 1994, said lease of record in the aforesaid Clerk's Office in Deed Book 353 at Page 178. The grantors hereby assign unto the grantees all of their right, title and interest in and to said lease only insofar as it pertains to the real estate herein conveyed.

The real estate herein conveyed shall be subject to the following restrictions and covenants, which will be binding upon and run with the land:

1. No mobile homes or manufactured housing shall be permitted upon the real estate herein conveyed.
2. The owners of each lot within Regal Hills shall pay an annual road maintenance assessment in the amount of One Hundred Dollars (\$100.00) to be used for the reasonable construction use and maintenance of the common roads within the subdivision. In no event shall the assessment exceed the sum of One Hundred Dollars (\$100.00) as adjusted pursuant to the West Code Section 36B-1-114. All assessments shall be due and owing on the first day of January of each year and if unpaid shall be a lien upon the property against which each assessment is made. Melbourne Properties, Inc. is exempt from payment of said road assessment.

This conveyance is subject to a gas pipeline right of way in favor of Hampshire Gas Company dated July 24, 1967, of record in the aforesaid Clerk's Office in Deed Book 176 at Page 310.

This conveyance is subject to all rights of way of record or in existence.

This conveyance is made unto the grantees herein as joint tenants with full rights of survivorship, which is to say, if Debra L. Worrell should predecease her husband, Thomas E. Worrell, then the entire fee simple title in and to said real estate shall vest solely in Thomas E. Worrell; and if Thomas E. Worrell should predecease his wife, Debra L. Worrell then the entire fee simple title in and to said real estate shall vest solely in Debra L. Worrell.

Although the real estate taxes may be prorated between the parties as of the day of closing for the current tax year, the grantees agree to assume and be solely responsible for the real estate taxes beginning with the calendar year 2020, although same may still be assessed in the names of the grantors.