

Great Mountain Properties, LLC
"Selling Nature's Finest"
 Rt. 2 Box 935
 Peterstown, West Virginia 24963
 (304) 753-5700

GMP #316 - MLS 08-740



Hidden Haven
100+/- Acres with 4-Bedroom 2.5-Bath Home
Lindside, West Virginia

Welcome to this Private and Beautiful Piece of property! There is 99.07-Acres by survey mostly fenced and cross fenced, with approximately 1/2 open and 1/2 wooded! There are 2 outbuildings a hay barn, and 2+ hayfields, with some nice pasture, and excellent hunting along with some pleasant long range views of Peters Mountain! Also on this great piece of property is a well kept 4-Bedroom, 2.5-Bath Home with red and white oak floors thru-out. This home has a large kitchen with a dining room, family room, living room w/ stone Fire Place, large sun room and a nice utility room. Tongue and groove thru-out the upstairs! There is a large detached 3-car garage with concrete floors also. This property is in a great location and not far from our local High School. Come and take a private tour of this property Today! \$399,000

Location, Legal & Taxes			
County	Monroe	Area	Monroe County
Taxes	806.08	Tax Year	2007
Map	32	Parcel	1
Deed Book	192	Page	294
General Property Description			
Realtor.COM Type	Farm	Property Type	Farm (10 Acres +)
Year Built	1995	Style	2 Story
Total Rooms	9	Total Bedrooms	4
Total Bathrooms	3	Total Full Baths	2
Total Half Baths	1	Garage Type	Detached
Garage Stall	2	Garage Remarks	Large 28x46
Lot Acres	97.60	Flood Plain	No
Property Remarks			

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Directions Off of Sims Hill Rd. In rock camp at the end of private drive! Call office for your private showing.



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Details	
Land Information:	Wooded Acres: 50; Pasture Acres: 50
Miscellaneous:	Elementary School: Peterstown; Jr High School: Peterstown Middle; Fireplace: 1; # of Barns: 1; # of Outbuildings: 2; Porch/Patio/Deck: Covered Porch; Porch/Patio/Deck Loc: Front
Exterior:	Wood
Foundation:	Concrete
Roofing:	Age of Roof: 1; Shingle
Flooring:	Hardwood
Heating:	Electric Heat Pump
Utilities:	Fuel: Electric; Air Conditioner: Central Air; Water: Well; Sewer: Septic
Items to Convey:	Ceiling Fans; Dishwasher; Range/Oven; Refrigerator; Washer/Dryer
Views:	Mountain; Valley

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living	1		15 x 18.8		FP, HW floors	Bath 1	1		7.2 x 6.5		Full Bath
Dining	1		10.6 x 12		HW floors	Bath 2	1		12 x 6		Master Bath
Kitchen	1		21 x 11.11		HW floors	Other	2		7 x 4.4		1/2 bath
Utility	1		9.5 x 6.11		Vinyle	Bed	1		17 x 12.8		HW floors
Family	1		16 x 12.8		HW floors	Main					
Sun Room	1		27.2 x 19.4		HW Floors	Bed 2	1		11.11 x 11.2		HW floors
						Bed 3	2		15 x 11.1		HW floors
						Bed 4	2		11.1 x 11.11		HW Floors

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