

**Great Mountain Properties**  
**"Selling Nature's Finest"**  
**Rt. 2 Box 935**  
**Peterstown, West Virginia 24963**  
**(304) 753-5700**  
**GMP #360 - MLS 09-1230**



**2-Bedroom 2-Bath Mobile Home with Additional Bonus Room on 1.5-Acres**  
**Crossview Estates Road Ballard, West Virginia**

Mobile Home on 1.5-Acres located on Cross View Road, between Cashmere and Ballard, WV. This 2-Bedroom home would make a great 1st home or can be used as a rental property. Has two detached garages on property. Located on nice corner lot. Bonus room (28 x 18) built onto the back of the home. Central heat and air. Covered deck on front of home. Mud Room/Utility Room at back entrance with Washer/Dryer Hookups. Call the office for a showing! \$63,500

**Location, Legal & Taxes**

County	Monroe	Area	Monroe County
Subdivision	None	Snowshoe-On Mt.	None
Snowshoe-Off Mt.	None	Taxes	385.09
Tax Year	2009	Map (Tax Ticket)	3262
Parcel (Tax Ticket)	15-00800005	Deed Book	231
Page	209	Zoning	Residential

**General Property Description**

Realtor.COM Type	Residential - Mobile/Manufactured Homes	Property Type	Residential
Style	1 Story	Total Rooms	5
Total Bedrooms	2	Total Bathrooms	2
Total Full Baths	2	Garage Type	Detached
Garage Stall	1	Lot Acres	1.50
Flood Plain	No		

**Property Remarks**

Directions From Peterstown take Route 12, travel approximately 4.5 miles to Crossview Estates Road, turn left, travel .3 mile to turn in the road, home on the right at corner lot. Look for GMP sign in yard.

**Details**

<b>Miscellaneous:</b>	Porch/Patio/Deck: Covered Porch; Porch/Patio/Deck Loc: Back; Fencing; Elementary School: Peterstown; Junior High School: Peterstown Middle; High School: James Monroe	<b>Air Conditioning:</b>	Central Air
		<b>Heating:</b>	Electric Heat Pump; Forced Air
		<b>Utilities:</b>	Sewer: Septic
		<b>Items to Convey:</b>	Ceiling Fans; Dishwasher
<b>Exterior:</b>	Vinyl		
<b>Foundation:</b>	Pillars		
<b>Roofing:</b>	Age of Roof: 2-years		
<b>Flooring:</b>	Carpet; Vinyl		

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living	1	1	15'4' x 13'2'		Carpet	Rec Room	1	5	28 x 18		Carpet
Kitchen	1	2	15'4' x 13'2'		Kitchen / Dining Combo	Bath 1	1		5' x 10'		Main Bath
Bed Main	1	3	14'7' x 13'2'		Carpet	Bath 2	1		7'9' x 10'		Master Bedroom Bath
Bed 2	1	4	8'9' x 13'2'		Carpet						

Great Mountain Properties is independently owned and operated. Licensed Real Estate Broker. All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker nor Great Mountain Properties shall be responsible or liable for any typographical errors, mapping errors, misinformation or misprints.