

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

**GMP #364 - MLS 09-1477**



**Hunting Cabin on 5-Acres**  
**Joins Jefferson National Forest**  
**Waiteville, West Virginia**

Great Hunting Cabin on 5-Acres that adjoins Jefferson National Forest. 2-Bedroom Loft, 1-Bath, Wood Stove, Washer & Dryer, Phone and Satellite TV. Creek runs through property, nice big yard, mostly wooded, gravity fed spring to the house, new front & back porches, new plumbing & wiring, newer metal roof. Perfect hunting cabin or getaway. .... \$69,900

**General Property Description**

Realtor.COM Type	Residential - Single Family	Property Type	Residential
Year Built	1920	Style	1 1/2 Story
Total Rooms	4	Total Bedrooms	2
Total Bathrooms	1	Total Full Baths	1
Garage Type	None	Lot Acres	5
Flood Plain	No		

**Location, Legal & Taxes**

County	Monroe	Area	Sweet Springs
Subdivision	None	Snowshoe-On Mt.	None
Snowshoe-Off Mt.	None	Taxes	137.82
Tax Year	2009	Map (Tax Ticket)	54
Parcel (Tax Ticket)	37	Deed Book	212
Page	59	Zoning	Residential

**Property Remarks**

Directions Limestone Hill to Waiteville Road make Right go .7 miles to Ray Siding Road, make Left, go approximately 1/10 mile, Make Left onto Lafon Road go .2 miles bare right at forks rd go .8 miles make Right onto Black Bear Road 2nd drive.

**Details**

<b>Miscellaneous:</b>	Porch/Patio/Deck: Covered Porch; Porch/Patio/Deck Loc: Front & Back	<b>Heating:</b>	Electric Baseboard; Stove
<b>Exterior:</b>	Wood	<b>Utilities:</b>	Water: Spring; Sewer: Septic
<b>Foundation:</b>	Pillars	<b>Items to Convey:</b>	Range Countertop; Washer/Dryer; Wood burning Stove
<b>Roofing:</b>	Age of Roof: 2003/2007; Metal	<b>Views:</b>	Mountain; Wooded
<b>Flooring:</b>	Carpet; Hardwood; Vinyl		
<b>Air Conditioning:</b>	None		

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Kitchen	1					Bath 1	1				
Living	1					Bed	2				
						Main					
						Bed 2	2				

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