

# HOME FEATURE SHEET

1870 Mountainside Drive

Blacksburg, Virginia 24060

- Low maintenance exterior
- Private back yard
- Upper and lower deck
- Side entry garage with paved driveway
- Poured concrete basement walls
- High speed internet
- BCC amenities
- Vaulted and tray ceiling
- High ceilings and curved wall details
- Elegant stone fireplace with built in shelves on either side
- Gourmet kitchen feature granite counter tops and stone detail that coordinates with Fireplace in great room, under mount sink, prep sink on kitchen island, gas cooktop, pantry
- Formal dining room & breakfast area
- Master on main level with huge bathroom ( 11'3" x 13'3") that features SPA tub & walk in tiled shower for 2 & private water closet
- Wood burning fireplace
- 7 ceiling fans
- 3 large bedrooms on upper level

## LOWER LEVEL SUITE

- LVP flooring on main areas with tile in bathrooms
- Huge bedroom and large bathroom with walk in tiled shower
- Non-conforming bedroom
- Huge kitchen with breakfast area
  - Island bar with bar stools plus breakfast area
  - Under counter refrigerator
  - Small dishwasher
  - Farm style sink
  - Granite countertops
  - Microwave
- Private lower level deck
- Workshop area & lots of storage

Income on lower level as Air B & B

2020 \$32,000 annually

2021 \$35,000 annually

Seller to provide a home warranty to the buyer