

HOME FEATURE SHEET

354 Meadows Road

Pearisburg, Virginia 24134

- Architect designed home
- Custom built in 2001
- Solid wood wide plank floors throughout which are restored/recycled “heart of pine”
- Solid wood doors throughout
- Designer wood stove on main level
- Main level handicap accessible
- Whole house generator
- Frame exterior
- Architectural shingles
- Approximately 54 acres with 51.141 acres in land use surrounded with outstanding mountain views and approximately 6-8 cleared acreage
- Huge back covered porch and large front porch
- 400 AMP service
- Hot water circulating pump which provides hot water at any faucet in a couple of seconds
- Water softener
- Two backup propane furnaces that supplement the heat pumps in cold temperatures
- Well is approximately 500 feet deep
- Coffered ceiling in kitchen and breakfast area
- Master on main level
 - 2 walk in closets
 - Walk in shower

- Built in storage cabinet
 - Double pedestal sinks
- Huge formal dining room with stone fireplace banked with built in cabinets and wood mantle and wainscoting
- Crown molding throughout main level EXCEPT the pantry and is also in the upper level hallway and in upper level rooms EXCEPT the back bedroom
- Second master bedroom on upper level
- Kitchen features island with prep sink and contrasting counter top is butcher block
 - Propane Viking cooktop
 - Disposal
 - Microwave
 - Refrigerator
 - Walk in pantry
 - Washer/dryer in pantry
 - Soap stone counter tops
 - Tiled backsplash
 - Breakfast area with bay window
- Large living room
 - Built in office area accommodating two desks
 - Numerous built in cabinet in sitting area
 - wood beams on ceiling
 - Entrance to back deck
- Full unfinished basement with double walk out doors
- Seller uses Hughes dish network AT &T cell service