

The PRISCILLA Morris Team

Priscilla Morris
320-3586

Chad Tickle
599-2323



Pam Powell
599-2239



Nicole Price
558-8774

Enabling Dreams

Earning Trust

Exceeding Expectations



ADDRESS 1184 Spruce Run Road		LOCATION Newport	ROOMS 9	BEDROOMS 3	BATHS 3	PRICE 448,500	
Legal Description Deed Book 2019 Page 000109			SUBDIVISION		TAX MAP # 59-9		
DIRECTIONS	From Blacksburg	LOT SIZE:	6-8 acres	ROOM SIZE			
route 460 West to Newport, left on Spruce Run Road, P		BASEMENT:	full finished	LIVING	14.5 x 15	M	
		TYPE OF HEAT:	gas, HP	DINING	10 X 12	M	
		MONTH COST:		KITCHEN & BREAK	14 X 21	M	
LISTING OFFICE	Long & Foster	AIR CONDITION:	HP	FAMILY ROOM	13 X 27	L	
LISTING AGENT	Priscilla Morris	DECK	240 sq ft	MST B/R	14 X 14.5	M	
LISTING AGENT OFFICE NO.	540-552-1010	ELEC. SVC.	200 AMP	2ND B/R	10 X 10	M	
LISTING AGENT HOME NO.	540-320-3586	WATER HTR.	gas	3RD B/R	10.5 X 13.5	M	
SHOWING INST.	text LA for appt	FLOORS:	tile, laminate	OFFICE	10 X 12	L	
LOCK BOX	yes	WALLS:	drywall	EXERCISE ROOM	11.5 X12	L	
TYPE PROPERTY	residential	ROOF:	shingles	APPX. FIN. SF	3,138		
CONSTRUCTION	brick & Vinyl	GARAGE	double attached	APPX. MAIN SF	1,614		
STYLE	ranch	DRIVEWAY:	gravel	APPX. UPPER SF			
YEAR BUILT	1987	Pantry	yes	APPX. BST SF FIN	1524		
ANNUAL TAX/YR.	TBD	GAS AVAIL.	propane	APPX. BST UNF	90		
H.O. DUES	none	WATER:	spring & well	FIREPLACE	NO		
POSSESSION	at recordation	SEWER:	septic	FLUE	NO		
ELEM. SCHOOL	Eastern	STORM WIND.	na	MICROWAVE	YES		
MIDDLE SCHOOL	none	STORM DOORS	no	DISHWASHER	YES		
HIGH SCHOOL	Giles High	INSUL GLASS	yes	DISPOSAL	NO		
REMARKS: 2 bedrooms non conforming, septic is for a 3 bedroom house	WIND. TMTS.	none		OVEN/RANGE	YES		
	SCREENS:	yes		REFRIGERATOR	YES		
	FENCED YARD	yes		WASHER	NO		
	CABLE HOOKUP	yes		DRYER	NO		
	PAVED STREET	yes		W/D HOOKUP	YES		
					SMOKE ALARMS	YES	
OWNERS: Bradley H. Kessinger				3601 Holiday Ln Blacksburg, VA 540-552-1010			
PHONE #	WORK #			 			

THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED

These measurements are for general reference purposes only, and are not represented to be accurate or intended to be relied upon by the user of this information. The MLS and REALTOR disclaim any liability of the accuracy of these measurements.