

HOME FEATURE SHEET

1184 Spruce Run Road

Newport, Virginia 24128

- 6-8 acres...well flagged and will be surveyed by closing
- Two barns, one older and one newer with 2 stalls for horses with attached storage & equipment areas plus bath with shower and commode and utility sink, woodstove, electricity
- New back deck
- Well leading to two watering troughs, one of which is frost free
- Spring on property
- Horse field
- Fruit trees....apple, pear and blue berry bushes
- Spring house
- Heat pump 15 years old
- Kitchen remodeled 10 years ago
- Skylights in breakfast room, living room and master bath
- 8 ceiling fans
- Pantry off breakfast room
- Gas heater in breakfast room
- Island in kitchen with pendant lights
- Tiled floor in kitchen, breakfast room, foyer and laundry room

- Granite counter top, undermount sinks
- Tiled backsplash
- Kitchen cabinets replaced 10 years ago
- Gas oven/range
- Brick wall detail in breakfast room with flue under a picture above the gas heater
- Master bedroom features 2 closets, double sinks in bathroom, skylight in bathroom, & bay window
- Gas heater in lower level family room
- Gas furnace in addition to heat pump
- 2 breaker boxes
- Outside entrance from basement
- A second entrance on main level off laundry room & from living room
- Water treatment system never been hooked up
- Well is drilled and used for farming but never hooked up to the house because seller prefers to use the spring water however if buyer wishes seller can have it hooked up.
- There will be a shared well for an agreed upon date by buyer and seller until the seller can drill his own well for his house he is building on the adjacent acreage
- Shared septic agreement will be in place at closing
- Written road maintenance and easement to adjacent land for the seller
- \$3000 allowance for a front deck replacement of buyer's choice

- Free standing carport