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**Swanson**  
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of Long & Foster Real Estate  
Blacksburg/NRV



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**LONG & FOSTER**  
REAL ESTATE

Licensed in the Commonwealth of Virginia



ADDRESS	LOCATION	ROOMS	BEDROOMS	BATHS	PRICE
<b>509 Country Club Drive</b>	<b>Pearisburg</b>		<b>4</b>	<b>3</b>	<b>395,000</b>
Legal Description		SUBDIVISION		TAX MAP	
<b>Lot # 7 Instrument # 20220000108</b>		<b>Ponderosa</b>		<b>40-B-7-7</b>	
<b>DIRECTIONS:</b>	<b>From Blacksburg</b>	<b>LOT SIZE:</b>	<b>ROOM SIZE</b>		
<b>Route 460 West to first Pearisburg exit, after passing Wal Mart and then the town pool on the left, take a left on Ft. Branch Rd, right on Clifford, rt on Country Club</b>		<b>.329 acres</b>	<b>BASEMENT:</b>	<b>LIVING ROOM</b>	<b>15 x 18 M</b>
			<b>full most finished</b>	<b>DINING ROOM</b>	<b>10.5 x 12 M</b>
			<b>TYPE OF HEAT:</b>	<b>KITCHEN</b>	<b>8.5 x 12 M</b>
			<b>HP &amp; gas</b>	<b>FAMILY ROOM</b>	<b>16 x 21.5 M</b>
			<b>MONTH COST:</b>	<b>MST B/R</b>	<b>11 x 13 M</b>
<b>LISTING OFFICE</b>	<b>Long &amp; Foster -Blacksburg</b>	<b>AIR CONDITION:</b>	<b>HP</b>	<b>2ND B/R</b>	<b>9 x 11 M</b>
<b>LISTING AGENT</b>	<b>Priscilla Morris</b>	<b>DECK</b>	<b>16 x 22</b>	<b>3RD B/R</b>	<b>10 x 11 M</b>
<b>LISTING AGENT OFFICE NO.</b>	<b>(540) 552-1010</b>	<b>ELEC. SVC.</b>	<b>200 amp</b>	<b>4TH/BR</b>	<b>10 x 11 M</b>
<b>LISTING AGENT CELL NO.</b>	<b>(540) 320-3586</b>	<b>WATER HTR.</b>	<b>new electric</b>	<b>LAUNDRY</b>	<b>5.5 x 8 M</b>
<b>SHOWING INST.</b>	<b>supra</b>	<b>FLOORS:</b>	<b>hdwd, carpet, tile</b>	<b>APPX. FIN. SF</b>	<b>2,963</b>
<b>LOCK BOX</b>	<b>yes</b>	<b>WALLS:</b>	<b>drywall</b>	<b>APPX. MAIN SF</b>	<b>1,833</b>
<b>TYPE PROPERTY</b>	<b>residential</b>	<b>ROOF:</b>	<b>shingles</b>	<b>APPX. UPPER SF</b>	
<b>CONSTRUCTION</b>	<b>Brick</b>	<b>GARAGE</b>	<b>double attached</b>	<b>APPX. BST SF FIN</b>	<b>1130</b>
<b>STYLE</b>	<b>Ranch</b>	<b>DRIVEWAY:</b>	<b>paved</b>	<b>APPX. BST UNF</b>	<b>420</b>
<b>YEAR BUILT</b>	<b>1978</b>	<b>OTHER:</b>		<b>FIREPLACE</b>	<b>yes 2</b>
<b>ANNUAL TAX/YR.</b>	<b>2,307</b>	<b>GAS AVAIL.</b>	<b>yes</b>	<b>FLUE</b>	<b>yes</b>
<b>H.O. DUES</b>	<b>none</b>	<b>WATER:</b>	<b>public</b>	<b>MICROWAVE</b>	<b>yes</b>
<b>POSSESSION</b>	<b>at recordation</b>	<b>SEWER:</b>	<b>public</b>	<b>DISHWASHER</b>	<b>yes</b>
<b>ELEM. SCHOOL</b>	<b>Macy McClougherty</b>	<b>STORM WIND.</b>	<b>no</b>	<b>DISPOSAL</b>	<b>yes</b>
<b>MIDDLE SCHOOL</b>	<b>none</b>	<b>STORM DOORS</b>		<b>OVEN/RANGE</b>	<b>yes</b>
<b>HIGH SCHOOL</b>	<b>Giles High</b>	<b>INSUL GLASS</b>	<b>yes</b>	<b>REFRIGERATOR</b>	<b>yes</b>
<b>REMARKS:</b>		<b>WIND. TMTS.</b>	<b>yes</b>	<b>WASHER</b>	<b>yes</b>
<b>LOWER LEVEL ROOMS</b>		<b>SCREENS:</b>	<b>yes</b>	<b>DRYER</b>	<b>yes</b>
<b>rec room 24 x 26</b>		<b>FENCED YARD</b>	<b>no</b>	<b>W/D HOOKUP</b>	<b>yes</b>
<b>office 10 x 15.5</b>		<b>CABLE HOOKUP</b>	<b>yes</b>	<b>PAVED STREET</b>	<b>yes</b>
<b>lower level covered patio 16 x 45</b>		<b>PAVED STREET</b>	<b>yes</b>	<b>SMOKE ALARMS</b>	<b>yes</b>
<b>OWNERS:</b>					
<b>Andrew Paul Wagner</b>					
<b>Home #</b>	<b>WORK #</b>				



**THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED**

These measurements are for general references purposes only, and are not represented to be accurate. Buyer is encouraged to verify anything that is of concern to them. The MLS and REALTOR disclaim any liability of the accuracy of these measurements.