


Agent Detail Report

Listings as of 05/04/12 at 1:54pm

Active 05/04/12	Listing # 272376	305 Oakridge Blvd Lynchburg City, VA 24502-0	Listing Price: \$114,900	
Area: Lynchburg				
	Prop Type	Residential	Prop Subtype(s)	Single Family
	County/City	Lynchburg	Est Total Finished Sq.Ft.	1614
	Beds	3	Lot Sq Ft (approx)	5663 ((Public Record))
	Baths(FH)	1 (1 0)	Lot Acres (approx)	0.130
	Year Built	1935		
	Tax Map/Pa	5404012		
	DOM/CDOM	0/0		

[Additional Pictures](#)

School District Lynchburg

Directions Fort Avenue To Left On Memorial To Left On Oakridge; House On Left

Remarks 3 Bedrooms;1.5 Bathrooms 1,614 Square Feet, plus 807 Square Feet in an unfinished basement New Kitchen & Baths;Separate Dining Room Upgraded 200 Amp Electrical;Upstairs Laundry Room; All New Plumbing;Refinished Hardwood Floors;Carport;New Roof Spacious Living Room / Den New Oil Heat / Central Air Replacement Windows & New Insulation with Tax Credits Transferring to New Homeowner

Agent-Only Rmrks This Is A Limited Service Listing;please Direct All Calls To Sellers At 434/941-2168; Property has tenants and a 24 hour showing appt is necessary; current lease will be up on 6/30/12

Legal Description W O Blk 19 Pts C-12C

Listing Agent	Larry E Grant (ID:5001) Primary:434-846-6644 Secondary:434-841-7189, FAX: 434-
Listing Office	Central Virginia Realty (ID:50) Phone: 434-846-6644
Listing Date 05/04/12	Expiration Date 12/31/12

Compensation 3%

Limited Services	Yes	Variable Comp.	No
Opt out of Internet	No	Publish Address	Yes
Allow Reviews	No	Allow Auto Estimate	No
Zoning	R-2	Elementary School	Perrymont Elem
Middle School	PL Dunbar Midl	High School	E. C. Glass High
Full Bath Level 2	1	Estimated Taxes	\$1019
Owner Name	T & E Properties	Owner Phone	(434) 941-2168
Est Fin SqFt Level 1	807	Est Fin SqFt Level 2	807
Above Grade Fin SqFt	1614	Est UnFin SqFt Total	807
Living Room	26x13 Level:	Formal Dining	13x11 Level:
Kitchen	11x10 Level:	Breakfast Area	11x4 Level:
Laundry Room	10x8 Level:	Master Bedroom	14x13 Level: Level 2 Above Grade
2nd Bedroom	14x12 Level:	3rd Bedroom	11x10 Level:
Porch	16x8 Level:	Construction Status	Completed
Styles	Two Story	Stories	Two Story
Exterior Finish (AG)	Aluminum Siding	Heating System	Forced Warm Air-Oil
Appliance/Convey	Refrigerator, Range-Elec	Laundry	Dryer Connection, Second Floor, Seperate Laundry Rm, Washer Connections
Interior Features	Ceiling Fans, Plaster, Separate Dining Room	Flooring	Vinyl, Hardwood
Basement	Full	Attic	Scuttle
Air Conditioning	Other	Fireplace	Living Room
Exterior Features	Concrete Drive, Landscaped, Storm Doors, Insulated Glass	Roof	Shingle
Water Heater	Electric	Water	City
Sewer	City	Carport Parking	1 Car
To Show	24 Hour Notification, Appointment Only, Call Sellers, Occupied, Tenants	Documents on File	Lead Based Paint, Disclosure

Presented By: Larry E Grant / Central Virginia Realty Phone: 434-846-6644
 Featured properties may not be listed by the office/agent presenting this brochure.
 All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045