

# Agent Detail Report

Listings as of 03/28/11 at 3:55pm

<b>Active</b> 03/28/11	<b>Listing #</b> 265620	<b>3915 Perrowville Rd Forest, VA 24551-0</b>	<b>Listing Price:</b> \$499,900
<b>Area:</b> Bedford			



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>County/City</b>	Bedford	<b>Est Total Finished Sq.Ft.</b>	5825
<b>Beds</b>	5	<b>Lot Sq Ft (approx)</b>	194103 ((Owner))
<b>Baths(FH)</b>	5 (4 1)	<b>Lot Acres (approx)</b>	4.456
<b>Year Built</b>	1981		
<b>Tax Map/Pa</b>	B98A51C		
<b>DOM/CDOM</b>	0/0		

**School District** Bedford

**Directions** From Lynchburg 221 Towards Bedford; Right On Perrowville Road. 1/4 Mile Past Golf Course, House Is On Right.

**Remarks** Unbelievable 5825 square foot home built in 1981. If You Love to Entertain Than This Home Is A Must See!!!! Beautiful Contemporary House on 4.456 Acres with Gorgeous Lake Views. 5 Large Bedrooms including 2 Master Bedrooms, 4.5 Baths; 1000 square foot Great Room with 25 foot Wooden Cathedral Ceiling; 1400 Square Foot Attached Two Car Garage with Fireplace; Large Living Room with Hardwood Floors; Large 2 Level Deck; Huge Custom Kitchen; Breakfast Nook; 2 Stone Fireplaces; Possible Owner Financing Available

**Agent-Only Rmrks** This is a Limited Service - Contact the Sellers Directly for All Other Information Call:941-2168 Or 941-7586

**Legal Description** IVY CR

<b>Listing Agent</b>	Larry E Grant (ID:5001) Primary:434-846-6644 Secondary:434-841-7189, FAX: 434-846-9667
<b>Listing Office</b>	Central Virginia Realty (ID:50) Phone: 434-846-6644, FAX: 434-846-9667
<b>Listing Date</b> 03/28/11	<b>Expiration Date</b> 09/30/11

**Compensation** 3%

<b>Limited Services</b>	Yes	<b>Variable Comp.</b>	No
<b>Opt out of Internet</b>	No	<b>Publish Address</b>	No
<b>Allow Reviews</b>	No	<b>Allow Auto Estimate</b>	No
<b>Zoning</b>	Prd	<b>Primary School</b>	None
<b>Elementary School</b>	Forest Elem	<b>Middle School</b>	Forest Midl
<b>High School</b>	Jefferson Forest-HS	<b>Full Bath Level 1</b>	1
<b>Half Bath Level 1</b>	1	<b>Full Bath Level 2</b>	2
<b>Full Bath BelowGrade</b>	1	<b>Estimated Taxes</b>	\$2130
<b>Owner Name</b>	T&E Properties (Eric N. Spain)	<b>Est Fin SqFt Level 1</b>	2975
<b>Est Fin SqFt Level 2</b>	1520	<b>Above Grade Fin SqFt</b>	4495
<b>Est Fin SqFt BelGrde</b>	1330	<b>Living Room</b>	30x34 Level: Level 1 Above Grade
<b>Formal Dining</b>	15x21 Level: Level 1 Above Grade	<b>Kitchen</b>	18x24 Level: Level 1 Above Grade
<b>Breakfast Area</b>	8x19 Level: Level 1 Above Grade	<b>Laundry Room</b>	8x9 Level: Level 1 Above Grade
<b>Foyer</b>	11x17 Level: Level 1 Above Grade	<b>Master Bedroom</b>	17x21 Level: Level 1 Above Grade
<b>2nd Bedroom</b>	10x22 Level: Below Grade	<b>3rd Bedroom</b>	16x24 Level: Below Grade
<b>4th Bedroom</b>	15x17 Level: Level 2 Above Grade	<b>5th Bedroom</b>	15x24 Level: Level 2 Above Grade
<b>Patio</b>	24x34 Level: Level 1 Above Grade	<b>Deck</b>	16x27 Level: Level 1 Above Grade
<b>Garage</b>	35x40 Level: Below Grade	<b>Office</b>	12x12 Level: Level 2 Above Grade
<b>Other Room 1</b>	13x16 Level: Below Grade	<b>Other Room 2</b>	7x12 Level: Level 2 Above Grade
<b>Styles</b>	Two Story	<b>Stories</b>	Two Story
<b>Exterior Finish (AG)</b>	Wood Siding	<b>Heating System</b>	Heat Pump, Three-Zone or more
<b>Appliance/Convey</b>	Dishwasher, Other	<b>Laundry</b>	Dryer Connection, Main Level, Seperate Laundry Rm, Washer Connections
<b>Interior Features</b>	Cable Connections, Ceiling Fans, Ceramic Tile Baths, Drywall, Garden Tub, Main Level Bedroom, Master Bed w/ Bath, Separate Dining Room, Walk-In Closets, Wet Bar, Whirlpool Tub	<b>Flooring</b>	Carpet, Ceramic Tile, Hardwood
<b>Basement</b>	Exterior Entrance, Finished, Fireplace, Full, Garage, Heated, Interior Entrance, Walkout	<b>Attic</b>	Scuttle
<b>Air Conditioning</b>	Three-Zone or More, Heat Pump	<b>Fireplace</b>	3 Fireplaces, Living Room, Master Bedroom
<b>Exterior Features</b>	Circular Drive, Paved Drive, Landscaped, Storm Windows, Storm Doors, Insulated Glass, Undergrnd Utilities, Lake Nearby	<b>Roof</b>	Shingle
<b>Garage</b>	In Basement, Garage Door Opener	<b>Water Heater</b>	Electric
<b>Water</b>	Well	<b>Sewer</b>	Septic
<b>Financing</b>	Owner Financing	<b>Attached Garage</b>	2 Car
<b>To Show</b>	Call Sellers	<b>Documents on File</b>	Disclosure

*Presented By: Larry E Grant / Central Virginia Realty Phone: 434-846-6644*  
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 U.S. Patent 6,910,045