

# Agent Detail with Addl Pics Report

Listings as of 12/10/10 at 12:13pm

<b>Active</b> 11/03/09	<b>Listing #</b> 255628 <b>Area:</b> Lynchburg	<b>904 14th St Lynchburg, VA 24504-0</b>	<b>Listing Price:</b> \$49,900
------------------------	---	--	--------------------------------



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>County/City</b>	Lynchburg		
<b>Beds</b>	2		
<b>Baths(FH)</b>	1 (1 0)		
<b>Year Built</b>	1963	<b>Lot Sq Ft (approx)</b>	5227
<b>Tax Map/Pa</b>	2518003	<b>Lot Acres (approx)</b>	0.120
<b>DOM/CDOM</b>	400/400		



**School District** Lynchburg

**Directions** 12th Street To Monroe Street; Left On 14th Street; Home On Right

**Remarks** Nice 2 Bedroom And 1 Bath Home;this Would Make A Great Rental Property - Currently Rents For\$450. Completely Remodeled In 2006; Vinyl Replacement Windows; New Kitchen And Remodeled Bath; Heat Pump; Laminate Flooring; Freshly Painted; Off Street Parking; Ready To Move Right In! Seller Will Pay Up To 3% Of Purchaser's Closing Cost

**Agent-Only Rmrks** This Is A Limited Service Listing - Please Direct All Calls To Sellers At 434-941-2168 - Currently Has Tenants - Need To Give Advance Notice To Notify Them

**Legal Description** Diamond Hill; Blk 1054

<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> 11/03/09	<b>Expiration Date</b> 12/31/10

**Compensation** 3

<b>Limited Services</b>	Yes	<b>Zoning</b>	R-1
<b>Elementary School</b>	Perrymont Elem	<b>Middle School</b>	PL Dunbar Midl
<b>High School</b>	Heritage High	<b>Full Bath Level 1</b>	1
<b>Estimated Taxes</b>	\$384	<b>Owner Name</b>	T & E Properties
<b>Owner Phone</b>	(434) 941-2168	<b>Living Room</b>	12x18 Level: Level 1 Above Grade
<b>Kitchen</b>	8x10 Level: Level 1 Above Grade	<b>Master Bedroom</b>	8x11 Level: Level 1 Above Grade
<b>2nd Bedroom</b>	8x11 Level: Level 1 Above Grade	<b>Porch</b>	4x20 Level: Level 1 Above Grade
<b>Patio</b>	9x11 Level: Level 1 Above Grade	<b>Styles</b>	Ranch
<b>Stories</b>	One Story	<b>Exterior Finish (AG)</b>	Masonite Siding
<b>Heating System</b>	Heat Pump	<b>Appliance/Convey</b>	Refrigerator, Range-Elec
<b>Laundry</b>	Dryer Connection, Washer Connections	<b>Interior Features</b>	Main Level Bedroom
<b>Flooring</b>	Laminate, Vinyl	<b>Basement</b>	Crawl Space
<b>Attic</b>	None	<b>Air Conditioning</b>	Heat Pump
<b>Exterior Features</b>	Insulated Glass, Landscaped	<b>Water Heater</b>	Electric
<b>Water</b>	City	<b>Sewer</b>	City
<b>To Show</b>	Occupied, Tenants, Call Sellers, Appointment Only	<b>Documents on File</b>	Lead Based Paint, Disclosure

*Presented By: Larry E Grant / Central Virginia Realty Phone: 434-846-6644*

All information herein has not been verified and is not guaranteed  
U.S. Patent 6,910,045