

**Remarks:** Nestled on a large corner private lot, this gorgeous former model home has tons of upgrades! The lovely front porch invites you into a 2-story foyer w/beautiful hardwood floors. Dining room features an octagon tray ceiling. Arched entryways to the dining & formal living room. Both rooms perfect for entertaining. The spacious living room features a gas fireplace & built in bookshelves that opens up to the kitchen & breakfast nook. Kitchen features SS appliances, granite counter tops, and pantry. Off of the living room is an office space w/custom built in bookshelves. From the kitchen, you can step down to another room that is great for a first floor bedroom or rec room. Upstairs boasts 4 bedrooms, 2 full baths & a loft area fitted for a 2nd living room/office. The vaulted ceilings in master bedroom offers wonderful natural lighting & the attached master bath has dual vanities, jetted tub, stand up shower, and nicely sized walk-in closets. Down the hall you will find the other 3 ample sized bedrooms. Anderson windows throughout. Enjoy the tranquil, wooded lush greenery in the backyard w/a charming deck. Detached shed is wired for electricity and offers extra storage.

**Agent Only Comment:** Showings to begin on Thursday, 6/23 at 9AM. Please submit any offers by 5PM on Sunday, 6/26. Allow for noon response time on Monday, 6/27. Sellers prefer quick close. Although no known defects, fireplace, chimney, flue & shed convey in as-is condition. Washer and dryer convey as-is condition. Please include this language in your offer. Sellers reserves the right to accept an offer before the stated deadline. Call/Text Sheen with any questions.

*Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.*

## Fee Information

HOA/Cond: **Yes**  
 Add'l HOA:  
 Fee \$: **\$250.00**  
 Mngmnt  
 Firm:  
 Fee Dsc: **Community Association**  
 Fee: **Comm Ar Mnt, Common Area**  
 Includes:  
 Add'l Fee  
 :

Membership Req'd: **Yes**  
 Fee Period: **Yearly**  
 Management Phn:

Add'l Fee Dsc:

## Owner Information

Owner: **Hubbard Brittany; Hubbard Marshall**  
 Occupant: **Owners**  
 Owned By: **Individuals**  
 Possession: **At Closing**

Owner Phone:  
 Occupant Phone:  
 Owner/Agent: **No**  
 Agt Related to Seller: **No**  
 Contingency:  
 Contingency Type:

## Agent/Office Information

List Office: **[Coach House Realty LLC - \(CHRV01\)](#)**  
 List Agent: **[Sheen McCullough - \(78389\)](#)**  
 Co-List Office:  
 Co-List Agent:  
 A Email: **[mcculloughsheen@gmail.com](mailto:mcculloughsheen@gmail.com)**  
 Type: **Exclusive Right**

**(804) 362-7985**

List Date: **06/13/2022**

**(804) 588-8502**

Pend Date:

Expire Date: **12/01/2022**

DOM:  
 Limited Rep:

## Compensation Information

Buy Firm Comp Type: **Percent**  
 Struct Comp Descr:  
 Comp Rmrks:  
 Bonus: **No**

Buy Firm Comp Amt: **3.00**

Dual/Var Y/N: **No**

*Compensation references in this field must not conflict with the unconditional offer of cooperation and compensation required for MLS listing submission.*

## Showing Instructions

Showing Instr 1: **Appt. Required**  
 Showing Instr 2: **LB Use Online Showing Service**  
 Add'l Show Instr:

Lockbox Type: **Sentrilock**

Supra Serial LB #: **01773890**  
 Senti Serial LB #:

[If you believe there is a violation on this listing, click here to report the problem.](#)

**2214634**

All Information Deemed Reliable but not Guaranteed.  
**Sheen McCullough Coach House Realty LLC (804) 588-8502**

06/21/2022  
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