



**List Number:** 907835 **Status:** Active  
**List Price:** \$199,950 **Subdiv Map:** Mount Vernon Hgt  
**Style of House:** 1.5 Story **Lot:** 24  
**Property Sub-Type:** Single Family Residence **Block:** 0  
**Year Built:** 1940 **Section:** 14  
**Construction Status:** Completed **Zoning Code:** R1  
**Total Acreage:** 0.17 **Tax ID:** 077.10-06-55.00-0000  
**Lot Dimensions:** 50' x 150' **Annual Taxes:** \$1,729  
**Municipality:** Roanoke County

**Listing Type:** Exclusive Right to Represent Seller  
**Major Area:** 02 - Roanoke County  
**Area:** 0230 - Roanoke County - South  
**Subdivision:** Mount Vernon Heights  
**Phase:** 0

<b>Entry Above Grd Fin SQFT:</b>	780	<b>Lower Below Grd Unfin SQFT:</b>	630	<b>Detached Above Grd Fin SQFT:</b>	
<b>Upper Above Grd Fin SQFT:</b>	390			<b>Total Above Grd Fin SQFT:</b>	1,170
<b>Other Above Grd Fin SQFT:</b>	0			<b>Total Fnshtd SqFt:</b>	1,320
<b>Entry Below Grd Fin SQFT:</b>				<b>Total Unfin SQFT:</b>	630
<b>Lower Below Grd Fin SQFT:</b>	150			<b>Grand Total Attached SQFT:</b>	1,950
<b>Other Below Grd Fin SQFT:</b>					

<b>Total Bdrm:</b>	4	<b>Basement Y/N:</b>	Yes	<b>Elementary School:</b>	Green Valley
<b>Total F Baths:</b>	1	<b>Basement:</b>	Walkout - Full	<b>Middle School:</b>	Hidden Valley
<b>Total H Baths:</b>	1	<b># Add Cov Spaces:</b>		<b>High School:</b>	Hidden Valley
<b>Prim. Covered Prking:</b>	N/A	<b>Addl Covered Parking SQFT:</b>		<b>Water ID:</b>	
<b># Prim Cov Spaces:</b>		<b>Total Cov'd Prk Spc:</b>	0	<b>Water Class:</b>	N/A
<b>Primary Covered sqft:</b>		<b>Uncovered Parking:</b>		<b>Length of Waterfront:</b>	
<b>Add'l Covered Parking:</b>	Not Applicable	<b>Uncovered # Spaces:</b>			

**Directions:** Brambleton Ave. to Curtis Ave. to left on Brandwine Ave. to home on left.  
**Public Remarks:** Charming SW Roanoke County Home in Mount Vernon Heights! This home features a nice living room, two entry level bedrooms, entry full bath, and eat-in kitchen. Hardwood floors, replacement windows, ceiling fans. Upstairs are two more bedrooms and a half-bath. An LG Split system cools and heats the upper level. The full walkout basement provides plenty of space for a recreation room, storage and work. Brand New "Run Tru" by Trane AC Unit just installed 5-20-24 by Woods Family Heating & Air Conditioning. Roof is about 5 years old. Front and Rear Porch. Off street parking. Nice back yard with space to play and relax. Close to shopping, restaurants, healthcare, parks and more. Won't last long in this market!

<b>Construction:</b>	Vinyl	<b>Room Name</b>	<b>Level</b>	<b>Remarks</b>
<b>Heating:</b>	Forced Air Gas; Other - See Remarks	Bedroom 2	Entry	
<b>Cooling:</b>	Central Cooling; Other - See Remarks	Bedroom 3	Upper	
<b>Interior Features:</b>	Ceiling Fan; Storage	Bedroom 4	Upper	
<b>Appliances:</b>	Dishwasher; Refrigerator; Range Gas	Eat-in Kitchen	Entry	
<b>Misc Features:</b>	Cable TV	Laundry	Lower	
<b>Floors:</b>	Carpet; Vinyl; Wood	Living Room	Entry	
<b>Windows:</b>	Insulated; Tilt-In	Primary Bedroom	Entry	
<b>Exterior Doors:</b>	Wood	Recreation Room	Lower	
<b>Porch:</b>	Front Porch; Rear Porch	Work Room	Lower	
<b>Water Description:</b>	Public Water			
<b>Sewer Description:</b>	Public Sewer			
<b>Water Heater Type:</b>	Tank			
<b>Water Htr Energy:</b>	Electric			
<b>Internet Access:</b>	Cable; Cur'nt Internet Prov: Cox			
<b>Primary Bedrooms:</b>	Primary BR Entry Lvl: 1; Primary BR Upper Lvl: 0; Primary BR Lower Lvl: 0; Primary BR Other Lvl: 0			
<b>Bedrooms:</b>	BR Entry Level: 2; BR Upper Level: 2; BR Lower Level: 0; BR Other Level: 0			
<b>Full Baths:</b>	Full Baths Entry Lvl: 1; Full Baths Upper Lvl: 0; Full Baths Lower Lvl: 0; Full Baths Other Lvl: 0			
<b>Half Baths:</b>	Half Baths Entry Lvl: 0; Half Baths Upper Lvl: 1; Half Baths Lower Lvl: 0; Half Baths Other Lvl: 0			
<b>Limited Service:</b>	Not Limited Service			

<b>List Date:</b> 05/23/2024	<b>Days On Market:</b> 0	<b>Buyer Agent Comp:</b> 2.75	<b>POA Y/N:</b> No
	<b>Cumulative DOM:</b> 0	<b>Subagent Comp:</b> 0	<b>POA/Condo Terms A/M:</b>
			<b>POA/Condo Dues:</b>