

109 EARLY STREET, ASHLAND, VA 23005

~IN THE HEART OF HISTORIC ASHLAND~

Note: All Room Dimensions Are Approximate

FIRST LEVEL:

ENTRANCE HALLWAY: 9'4" x 6' HARDWOOD FLOORING. CROWN MOULDINGS. WINDOW SEAT. TWO COAT CLOSETS. TURNED STAIRCASE. CHANDELIER.

DINING ROOM: 15'5" x 13'3" HARDWOOD FLOORING. CROWN MOULDINGS. CHANDELIER.

KITCHEN: 13'2" x 11'5" HARDWOOD FLOORING. MAPLE CABINETRY WITH ISLAND. CORIAN COUNTERTOPS. TILED BACKSPLASH. BOSCH OVEN, WHIRLPOOL COOKTOP AND DISHWASHER. DOUBLE DOOR PANTRY. WALK-IN STORAGE CLOSET. RECESSED LIGHTING + TRACK LIGHTING.

CASUAL DINING: 7'7" x 7'5" HARDWOOD FLOORING.

LIVING ROOM: 17'4" x 12'2" HARDWOOD FLOORING. GAS FIREPLACE WITH BRICK HEARTH. PLANTATION SHUTTERS. COAT CLOSET. CEILING FAN. RECESSED LIGHTING.

FAMILY ROOM: 18'4" x 15'5" HARDWOOD FLOORING. GAS FIREPLACE WITH BRICK HEARTH. CUSTOM CABINETRY WITH SHELVING + BAR AREA. PLANTATION SHUTTERS. CEILING FAN.

POWDER ROOM: HARDWOOD FLOORING. VANITY WITH CORIAN TOP. LIGHT FIXTURE.

LAUNDRY ROOM: VINYL FLOORING. BUILT-IN CABINETRY.

SECOND LEVEL:

HALLWAY: HARDWOOD FLOORING. LINEN CLOSET.

MASTER BEDROOM: 15' x 14'3" CARPETING. TWO CLOSETS: ONE WALK-IN. DIRECT ACCESS TO BEDROOM #4.

MASTER BATH: CERAMIC TILE FLOORING. DOUBLE VANITY. TUB/SHOWER.

BEDROOM #2: 15'3" x 11'6" CARPETING. CLOSET. CEILING FAN.

BEDROOM #3: 13'4" x 10' CARPETING. CLOSET. CEILING FAN WITH LIGHTING.

BEDROOM #4: 13'3" x 11'3" CARPETING. CLOSET. CEILING FAN. COULD ALSO BE AN OFFICE OR NURSERY.

HALL BATH: TILE FLOORING. VANITY. TUB/SHOWER.

THIRD LEVEL:

REC ROOM/PLAYROOM: 14' x 11'8" CARPETING. CLOSET. CEILING FAN. STORAGE IN EAVES.

EXERCISE ROOM: 13'4" x 13'1" CARPETING. CLOSET. CEILING FAN.

GARAGE:

ATTACHED. TWO-CAR WITH AUTO ENTRY. CABINETRY. DIRECT ACCESS TO REAR YARD.

BEDROOM #5: 15'4" x 14'5" PRIVATELY ACCESSED ABOVE GARAGE. CARPETING. CLOSET. CEILING FAN.

ENSUITE BATH: VINYL FLOORING. VANITY. SHOWER.

EXTERIOR:

CLASSICALLY DESIGNED VICTORIAN BUILT IN 1995

WELCOMING FRONT PORCH

DRIVEWAY WITH AMPLE PARKING + TWO CAR GARAGE

STORAGE SHED

FULLY FENCED & LANDSCAPED REAR YARD WITH TERRACE + WALKWAYS

SPECIAL FEATURES:

PRIVATE 1.395 ACRE LOT

CUSTOM HOME WITH ORIGINAL OWNER

FINISHED THIRD LEVEL WITH REC ROOM + EXERCISE ROOM

BEDROOM #5 ABOVE GARAGE OFFERS PERFECT COLLEGE STUDENT/IN-LAW SUITE

WALK TO THE HISTORIC TOWN OF ASHLAND

PUBLIC SCHOOLS:

HENRY CLAY ELEMENTARY SCHOOL

LIBERTY MIDDLE SCHOOL

PATRICK HENRY HIGH SCHOOL

TABLE OF FACTS:

OWNER: LESLIE T. NEWTON & RALPH H. NEWTON, JR.

LEGAL DESCRIPTION: EARLY STREET (RESUB) LOT 5

DATE OF CONSTRUCTION: 1995

SQUARE FOOTAGE: 3857 TOTAL FINISHED SQ. FT. PER APPRAISER (*Prospective purchasers and/or their agents should confirm data*)

CONSTRUCTION: FRAME: HARDBOARD + HARDIPLANK ON ADDITION

ROOFING: COMPOSITION SHINGLE

HEATING: HEAT PUMP: 2 SYSTEMS/3 ZONES (1ST LEVEL/2ND & 3RD LEVELS/
GARAGE)

HEAT SOURCE: ELECTRIC (PROPANE FOR THE FIREPLACE)

COOLING: 3-ZONE CENTRAL AIR

WATER/SEWER: PUBLIC WATER / SEWER

2015 TAXES: \$3167.

OFFERED FOR \$469,000.

NOTE TO REALTORS:
Washer/Dryer do not convey.

BETSY DOTTERER
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PHOTOS, GO TO: **WWW.BETSYDOTTERER.COM**



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