

Status: ACTIVE
List Price: \$590,000
Ownership: Fee Simple - Sale
BR/FB/HB: 3/2/1
Lot AC/SF: 0.90 / 39,413.00
Lvls/Fpls: 3 / 1
Tot Fin SF: 0
Year Built: 1993
Total Tax: \$4,058
Tax Yr: 2008
Ground Rent:
Style: Cottage
Type: Detached



Legal Sub:
Adv. Sub: Rectortown
Model:

HOA Fee: /
C/C Fee: /
Other Fee: /
C/C Proj Name:

Tax Map: 6061-68-0209-000

Liber:
Folio:
Parcel:
Block/Square:
Lot:
Map Coord: XXX **Area:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	3	0	2	1	0	0	ES:
FB:	2	0	2	0	0	0	MS:
HB:	1	1	0	0	0	0	HS:

Master Bdrm: 14 x 15 Upper 1 **Fifth Bdrm:**
Master Bdrm 2: **Living Rm:**
First- Bdrm: 14 x 14 Upper 1 **Dining Rm:** 14 x 14 Main
Second Bdrm: 14 x 20 Upper 2 **Kitchen:** 26 x 12 Main
Fourth Bdrm: **Family Rm:** 20 x 10 Main

Rec Rm:
Den:
Library:
Sitting:
Othr Rm 2:

Othr Rm 3:
Foyer :
Garage:
Carport:

Exterior:
Exterior Const: Brick, Cedar Siding, Shingle, Wood
Other Structures:
Lot Desc:
Basement: No
Parking: Other
Heating System: Heat Pump(s)
Water: Well
Cooling System: Ceiling Fan(s), Heat Pump(s), Wall Unit
Sewer/Septic: Septic
Appliances: Dishwasher, Disposal, Oven/Range-Electric, Refrigerator, Washer
Amenities: MBR-BA Full, W/W Carpeting, Walk-in Closet(s), Wood Floors
HOA/C/C Amenities:

Exposure:
Roofing: Shingle-Asphalt

Gar/Crpt/Assgd Spaces: //
Heating Fuel: Electric
Hot Water: Electric
Cooling Fuel: Electric
Soil Type:

List Date: 30-Mar-2009 **Update Date:** 07-Apr-2009 **DOM-MLS:** 8 **DOM-Prop:** 8

Remarks: Charming cottage in sought after Rectortown. Three bedrooms with open first floor plan. Great country kitchen with soapstone counters, large island and wood burning fireplace. Beautiful porch renovation and addition with French doors leading to a new covered patio great for entertaining. New second floor deck to capture the views. Convenient to 66 and Middleburg
Directions: From Middleburg Route 50 west to south on Atoka Road to end. Right on Rt 710 (Rectortown Road) to first driveway on right.

Show Instructions: Call 1st-Lister, , -

Listing Co: ARMFIELD, MILLER & RIPLEY FINE PROPERTIES L
Listing Agent: JIM THOMPSON
Office: (540) 687-2224
Alt. Agent: Carol Fochtman
Owners: Catherwood
Show Contacts: Jim Thompson, Carol Fochtman
Sub Comp: 3 **Buy Comp:** 3 **Add'l:**

Phone: (540) 687-6395
Home: (540) 687-3216
Pager:
Office: (540) 687-2219

Fax: (540) 687-5195
Fax: (866) 682-8578
Cell: (703) 727-9258
Home: (540) 272-4334
Home:
Home: (540) 687-3216
DesR: Y **VarC:** N

