

MLS #: RO35665A (Active) List Price: \$226,600**115 E LAUREL AVE Damascus, VA 24236**

COUNTY: WASHINGTON
AREA: Damascus
SUBDIVISION: N/A
ELEMENTARY SCHOOL: Rhea Valley
MIDDLE SCHOOL: Damascus
HIGH SCHOOL: Holston
WATER FRONT: None
ZONING: C1
STYLE: Farm House, Tri-Level, Other-See Remarks
OF STORIES: 2+
BEDROOMS: 5
FULL BATHS: 5
HALF BATH: 0
TOTAL BATHS: 5
TOTAL FINISHED SQFT: 2745
APX YEAR BUILT: 1904

INTERIOR AMENITIES: Cable, Carpet Floors, Ceiling Fan(s), Dry Wall, Hardwood Floor, Smoke Detector, Vinyl Floors, Other-See Remarks
APPLIANCES: Range/Oven, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Other-See Remarks
HEATING: Heat Pump, Other-See Remarks
COOLING: Heat Pump, Other-See Remarks
WATER HEATER: Electric
WATER SUPPLY: Public Water
SEWER: Public Sewer
GAS: Propane
EXTERIOR AMENITIES: Out Buildings, Paved Street, Shed
LANDSCAPING: Garden Area, Mature Trees, Other-See Remarks
LOT DESCRIPTION: Clear, Level

PUBLIC REMARKS: Reduced \$35,400. FORMERLY THE APPLE TREE BED & BREAKFAST. COMPLETELY FURNISHED AND READY TO OPEN. 4 ROOMS TO LEASE PLUS OWNER APT WITH LARGE BEDROOM, LIVING ROOM, 8X11 BATH, LINEN ROOM AND SUN ROOM WITH CLOSET SHELVING. PERFECT FOR THE OWNER/OPERATOR. INCLUDES ALL FURNITURE, EQUIPMENT, FURNISHINGS LINENS, MAYTAG CENTENNIAL COMMERCIAL DRYER, WHIRLPOOL duct FRONT LOAD WASHER AND SECOND GE REFRIGERATOR FOR SURPLUS FOODS. ALSO INCLUDES SEPARATE COTTAGE THAT HAS A ROOT CELLAR WITH A SINGLE ROOM TO LEASE ABOVE. ON MAIN STREET (LAUREL AVE) IN DOWNTOWN DAMASCUS AT THE CREEPER TRAIL, THE APPALACHIAN TRAIL AND THE LAUREL CREEK A SHORT TWO MINUTE WALK. A HUGE WRAP-AROUND-PORCH SURROUNDS THE HOME ON THREE SIDES (8' WIDE BY 32'X 25'X 10') WITH LARGE ROCKING CHAIRS. A REAR ENCLOSED PORCH (7'X14') PROVIDES ADDITIONAL STORAGE AND REAR ENTRANCE. COMPLETELY OUTFITTED AND READY FOR A NEW OWNER.

ADDENDUM: THE REAR YARD FEATURES RAISED GARDEN BEDS FOR GROWING AN ORGANIC GARDEN OR RAISING PLANTS OR FLOWERS. THIS TURN OF THE CENTURY HOME HAS BEEN UPDATED WITH INSULATED WINDOWS, TWO RHEEM 13 SEER HIGH EFFICIENCY HEAT PUMPS AND METAL ROOF. WARM WOOD FLOORS IN ENTRANCE WAYS, HALLWAYS AND BEDROOMS PLUS CARPET AND VINYL IN SELECT AREAS. INCLUDES FULLY EQUIPPED KITCHEN WITH ALL APPLIANCES, ABUNDANT CABINETS WITH TWO LAZY SUSANS. FRAME 18'X24' GARAGE IDEAL FOR VEHICLES OR ADDITIONAL STORAGE. INVENTORY OF PERSONAL PROPERTY AVAILABLE UPON REQUEST.

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