

# The Swanson Morris Team

**Wendy Swanson**  
(540) 797-9497

**Priscilla Morris**  
(540) 320-3586

**Pam Powell**  
(540) 599-2239



**Chad Tickle**  
(540) 599-2323

**Nicole Price**  
(540) 558-8774

Enabling Dreams

Earning Trust

Exceeding Expectations



ADDRESS	LOCATION	ROOMS	BEDROOMS	BATHS	PRICE
<b>235 Baldwin Way</b>	<b>Pearisburg</b>	<b>12</b>	<b>5</b>	<b>4 1/2</b>	<b>875,000</b>
Legal Description					
DB 384 page 457 TAX MAP #S 40-9-D, 40-9D1, 40-9D2, 40A-1-13, 40A-1-20, 40A-1-42					
DIRECTIONS:	From Blacksburg	LOT SIZE:	ROOM SIZE		
take route 460 West to 1st Pearisburg exit. Drive to		BASEMENT:	LIVING ROOM	17 X 17	M
downtown and take a left at light on 100 South, right		TYPE OF HEAT:	DINING ROOM	13 X 17	M
past BB right on Willow Circle drive to end to gravel D		MONTH COST:	KITCHEN	13 X 13	M
LISTING OFFICE	Long & Foster	AIR CONDITION:	BREAKFAST ROOM	7 X 15	M
LISTING AGENT	P. Morris	DECK	MST B/R	17 X 18	U
LISTING AGENT OFFICE NO.	(540)552-1010	ELEC. SVC.	2ND B/R	14 X 14	U
LISTING AGENT CELL NO.	(540)320-3586	WATER HTR.	3RD B/R	12 X 16	U
SHOWING INST.		FLOORS:	4TH/BR	12 X 15	U
LOCK BOX	yes	WALLS:	STUDY	11 X 15	M
TYPE PROPERTY	residential	ROOF:	APPX. FIN. SF	4,667	
CONSTRUCTION	dirvit & stone	GARAGE	APPX. MAIN SF	1,536	
STYLE	Transitional	DRIVEWAY:	APPX. UPPER SF	1,715	
YEAR BUILT	2008	OTHER:	APPX. BST SF FIN	1416	
ANNUAL TAX/YR.	3,206	GAS AVAIL.	APPX. BST UNF	120	
H.O. DUES	none	WATER:	FIREPLACE	yes 2	
POSSESSION	at recordation	SEWER:	FLUE	yes 2	
ELEM. SCHOOL	Macy McClaughterty	STORM WIND.	MICROWAVE	yes	
MIDDLE SCHOOL	none	STORM DOORS	DISHWASHER	yes	
HIGH SCHOOL	Giles High School	INSUL GLASS	DISPOSAL	yes	
REMARKS:		WIND. TMTS.	OVEN/RANGE	yes	
WET BAR AREA 14 X 32 L		SCREENS:	REFRIGERATOR	yes	
FAMILY ROOM 18 x 19 L		FENCED YARD	WASHER	yes	
5th BEDROOM 14 x 18 L		CABLE HOOKUP	DRYER	yes	
		PAVED STREET	W/D HOOKUP	yes	
			SMOKE ALARMS	yes	
OWNERS:					
Adam P. Baldwin & Ginger L. Sibold					
Home #		WORK #			



THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED

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