

HOME FEATURE SHEET

1240 Nellies Cave Road

Blacksburg, Virginia 24060

- Kitchen
 - Sub Zero refrigerator
 - Wolf Steamer/convection oven
 - Wolf Gas cooktop
 - Wolf Electric oven
 - Wolf Microwave
 - Asko Dishwasher
 - Disposal
 - Custom cabinets
 - Granite counter tops
 - Tile backsplash
 - 2 Undermount sinks
 - Sitting area at bar
 - Glass fronts on all top level cabinets
 - Huge walk in pantry
- Butler's pantry
 - U-line beverage & wine chiller
 - Built in ice maker
 - Custom cabinets
 - Undermount sink
 - Granite counter tops
- Family room
 - Coffered ceilings
 - Fireplace with mantle
 - Flue for fireplace

- Huge laundry room
 - Abundant cabinet space
 - Multiple folding areas
 - Bench seat
 - Entrance to garage
 - Entrance to side yard
 - Coat closet
- Master bedroom & bath on main level
 - Entrance to back brick patio
 - Huge walk in closet with closet organizers
 - Walk in shower
 - Free standing tub
 - Double undermount sinks
 - Marble tops
 - Linen closet
 - Private water closet
- Power room on main level has shower
- Screen porch off family room
- Other house features
 - Audio closet off breakfast room
 - Security system
 - 10' ceilings throughout
 - Abundant storage throughout house
 - Solid wood doors throughout
 - Blinds and plantation shutters where needed
 - Crown molding everywhere in-house including master closet
 - Hardwood floors throughout except for tile floors in bathrooms
 - Cabinet panels over breaker boxes in laundry room
 - On demand hot water

- Speaker system in house is located in master bedroom, kitchen, family room, screen porch and office. It is a zoned system
- Each bedroom has its own private bath
- Paved driveway with a turnaround area
- Copper guttering and flashing
- Custom copper exterior light fixtures
- Drivot exterior
- Spray foam insulation (average electric bills have not exceeded \$140)
- Professionally landscaped yard
- Built in grill on back brick patio
- Bricked front porch
- Seller has Direct TV. Comcast ran lines last month to corner of driveway
- Seller uses Verizon for phone and internet
- House sits on 4.081 acres
- Triple attached garage
- Geothermal heat and air
- OUTSTANDING MOUNTAIN VIEWS & VIEWS OF ELLET VALLEY