

The PRISCILLA Morris Team

Priscilla Morris
320-3586

Chad Tickle
599-2323

Pam Powell
599-2239

Nicole Price
558-8774





Enabling Dreams

Earning Trust

Exceeding Expectations



ADDRESS		LOCATION	ROOMS	BEDROOMS	BATHS	PRICE
1431 Pebble Beach Road		Blacksburg	12	5	3 1/2	1,099,000
Legal Description			SUBDIVISION		TAX MAP	
lot # 407 Section II; DB 1226 Pg 0690; Parcel ID # 018097			BCC Estates		055-10407	
DIRECTIONS		Luster's Gate Road	LOT SIZE: .5728 acres		ROOM SIZE	
to Plank Drive, right on Pebble Beach, house on left at the end of cul-de-sac		BASEMENT: crawl		LIVING (SITTING)	14.5 X 15	M
		TYPE OF HEAT: heat pump		DINING	15 X 16	M
		MONTH COST:		KITCHEN	16 X 17	M
LISTING OFFICE	Long & Foster	AIR CONDITION:	heat pump	BREAKFAST	10 X 13	M
LISTING AGENT	Priscilla Morris	DECK	brick patio	FAMILY ROOM	17 X 24	M
LISTING AGENT OFFICE NO.	540-552-1010	ELEC. SVC.	400 AMP	MST B/R	15.5 X 20	M
LISTING AGENT HOME NO.	540-320-3586	WATER HTR.		2ND B/R	14 X 15	U
SHOWING INST.	call & go	FLOORS:	hardwood, tile	3RD B/R	14 X 19	U
LOCK BOX	yes	WALLS:	drywall	4TH B/R	14 X 17	U
TYPE PROPERTY	residential	ROOF:	arch shingles	APPX. FIN. SF	4,919	
CONSTRUCTION	brick	GARAGE	triple attached	APPX. MAIN SF	2,583	
STYLE	2 story colonial	DRIVEWAY:	paved	APPX. UPPER SF	2,336	
YEAR BUILT	2008	Pantry	yes	APPX. BST SF FIN		
ANNUAL TAX/YR.	5,945	GAS AVAIL.	propane	APPX. BST UNF	crawl	
H.O. DUES	\$40 voluntary annually	WATER:	well	FIREPLACE	yes	
POSSESSION	at recordation	SEWER:	community	FLUE		
ELEM. SCHOOL	Margaret Beeks	STORM WIND.	no	MICROWAVE	yes	
MIDDLE SCHOOL	Blacksburg	STORM DOORS	yes front	DISHWASHER	yes	
HIGH SCHOOL	Blacksburg	INSUL GLASS	yes	DISPOSAL	yes	
OTHER ROOMS:		WIND. TMTS.	yes	OVEN/RANGE	yes	
5TH B/R	12 X 14.5 U	SCREENS:	yes	REFRIGERATOR	yes	
BONUS ROOM	15 X 20 U	FENCED YARD	no	WASHER	yes	
EXERCISE/SEWING	9.5 X 15 U	CABLE HOOKUP	yes	DRYER	yes	
FOYER	12 X 15 U	PAVED STREET	yes	W/D HOOKUP	YES	
SCREEN PORCH	9 X 16 M			SMOKE ALARMS	YES	
OWNERS: The Marguerite Turner Snidow Revocable Trust, Marguerite Leigh Powell Thompson Roederer & Deborah Kay Powell McKinney, Trustees			3601 Holiday Ln Blacksburg, VA		 	
PHONE #		540-552-1010				
WORK #						
OOT						

THIS INFORMATION, THOUGH BELIEVED ACCURATE, IS NOT GUARANTEED

These measurements are for general reference purposes only, and are not represented to be accurate or intended to be relied upon by the user of this information. The MLS and REALTOR disclaim any liability of the accuracy of these measurements.