



MEAD ASSOCIATES

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Real Estate Services

21 North Main Street, Lexington, Virginia 24450 □ Telephone 540/463-7168

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55 Engle Lane

~~\$284,500~~ \$259,000

Very attractive home with wonderful new Family Room high-lighting cathedral ceiling, many windows, and french doors out to the deck. Great Room with wood floors and vaulted ceiling... one floor living offering an open spacious feel. Immaculate condition, two car garage and easy maintenance with brick and vinyl siding. Quiet little neighborhood on cul-de-sac with public utilities...just 5 minutes from town!

FEATURES

- The **Kitchen** opens onto a wonderful **Great Room** with dining and living areas of wood floors, cathedral ceiling, and french doors opening onto the deck (19'9" x 12'); New granite countertops and breakfast bar/cabinet
- The new addition (2006) of the **Family Room** and **Deck** offers a spacious, sunny area for relaxing or entertaining; Vaulted ceiling, berber carpet, large windows and french doors
- One level living with three bedrooms including a large master with vaulted ceiling
- Built in 2005; Heat pump heat and cooling; Very energy efficient and low maintenance (vinyl siding, brick, and trex deck)
- Spacious two car attached garage; Good storage area under the addition with workshop potential. Nicely landscaped located on a quiet cul-de-sac



ROOM DIMENSIONS—Approx. Finished Square Feet: 2,000

Kitchen	13' x 9'6"	Master Bedroom	17'6" x 14'
Great Room	24'8" x 16'	Bedroom #2	12'10" x 11'
Family Room	19' x 15'3"	Bedroom #3	12' x 11'

To Convey: Refrigerator, oven/range, microwave, deck umbrella

Owners: Timothy M. and Courtney L. Diette

Legal: Lot 2, Viewmont Subdivision; 0.29 acres, more or less; Instrument::060001785

Taxes 2008: \$1,479

Schools: Central Elementary, Maury River Middle, Rockbridge County High School



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MORE PHOTOS



*(The foregoing information is believed to be accurate, but none of it shall be deemed a representation or warranty of any kind.)
Mead Associates, Incorporated is proud to represent the owners of 55 Engle Lane*