



# MEAD ASSOCIATES

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Real Estate Services

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

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## One Grouse Run **\$315,000**

This 4 bedroom traditional home has a wonderful setting in the leafy Birdfield neighborhood. Great floor plan—including Living Room, Dining Room, Family Room and screened Porch. The lovely Eat-in Kitchen was remodeled in Summer 2009 and HardiePlank siding added Spring 2009. Half acre lot only 2 minutes from Downtown!

## FEATURES

- Handsome remodeled **Eat-in Kitchen** with new cabinets, granite countertops, stainless appliances, and tile floor
- Sunny **Dining Room** shares counter bar with Kitchen and offers access to **Screened Porch**
- Nice entertaining space in **Living Room** with a large picture window
- Spacious **Family Room** with built-in cupboard, wainscoting, and gas fireplace
- **Wood Floors** in Living, Dining, Family rooms
- Laundry/Mud Room off back entrance; Gas forced air heat; Central cooling; Whole house fan
- Fenced patio area; Carport with attached storage/garden shed; 1/2 acre lot



## 2009 IMPROVEMENTS

- |                         |                     |
|-------------------------|---------------------|
| • HardiePlank siding    | • Remodeled Kitchen |
| • Exterior trim painted | • New water heater  |

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

Eat -in Kitchen	13'6" x	11'6"	Master Bedroom	14'6" x	11'4"
Dining Room	11'6" x	11'3"	Bedroom #2	11' x	10'6"
Living Room	19'8" x	12'6"	Bedroom #3	13' x	9'4"
Family Room	20'7" x	12'	Bedroom #4	12' x	12'
	Screened Porch	12' x		11'10"	

**Legal:** 0.50 acres, more or less; Birdfield Subdivision      **Taxes 2009:** \$1,477

**To Convey:** Refrigerator, range, dishwasher, washer and dryer

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



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**Listing Agent:** Robin Eddy  
**Office Phone:** (540) 463-7168  
**Voice Mail:** (540) 464-2203  
**MLS:** 123148

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for  
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*(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 1 Grouse Run Road**