



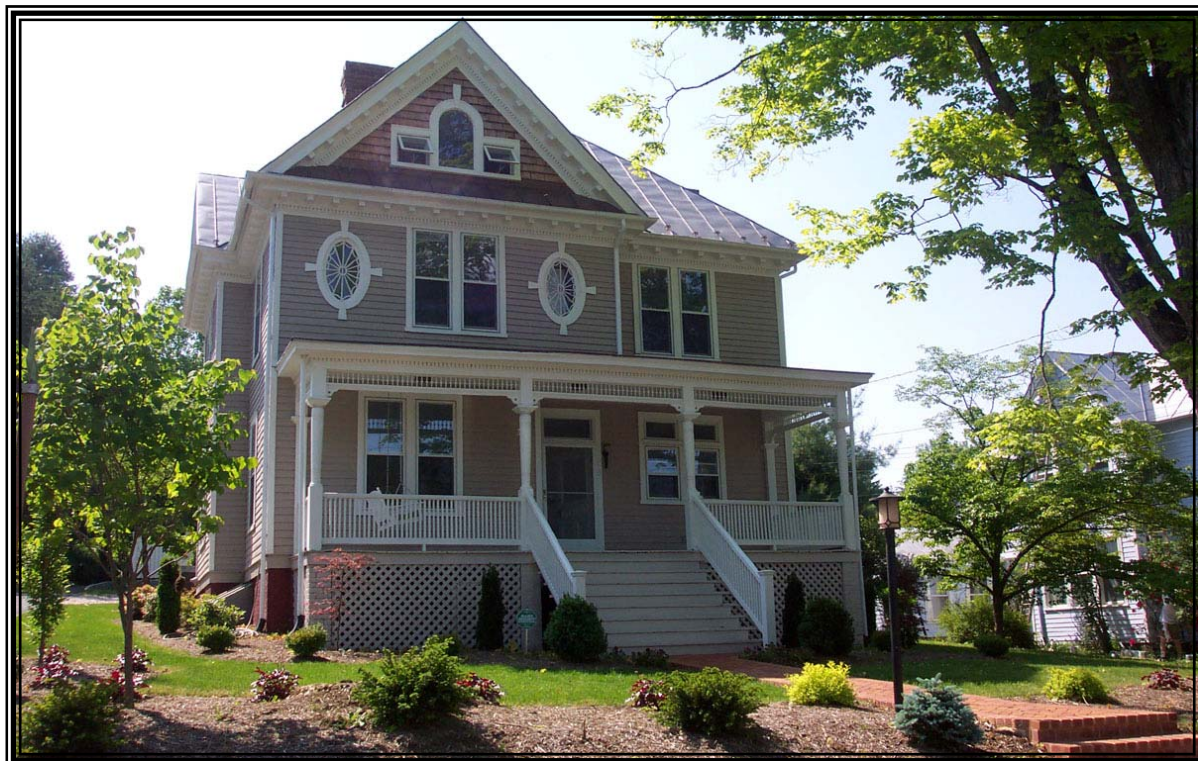
MEAD ASSOCIATES

INCORPORATED

Real Estate Services

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

www.meadproperties.com



310 Jackson Avenue

High ceilings • Lots of light • Beautiful wood floors and woodwork.

Fantastic custom kitchen and baths. All the wonderful highlights of the gracious older home but with the amenities of the new! Quality restoration/renovation offers all new from framing to the elegant woodwork, from electrical/plumbing/HVAC systems to the copper roof. Approximately 3,700 square feet including 3/4 bedrooms and wonderful finished third floor for Study/Family Room with a view!

~~\$795,000~~

\$649,000

FEATURES

Exceptional woodwork and heart pine floors (original and new throughout); Tile in baths; 9½ foot ceilings

FIRST FLOOR

- Classic entrance hall with gracious staircase and Victorian receiving alcove
- Wonderful custom **Kitchen** offering Silestone countertops, solid cherry cabinets, and stainless steel appliances: Kitchen-Aide 48" refrigerator, Dacor double convection ovens, and Thermador 5 burner gas stove; pantry area with window seat storage
- Family Room** off Kitchen with glass doors onto brick patio
- Beautiful woodwork in a very sunny **Dining Room** with dentil molding and wainscoting
- Living Room** with fireplace (inoperable) and original pocket doors
- Library** or **Fourth Bedroom** with new pocket doors, generous closet and full bath

SECOND FLOOR

- Spacious **Master Bedroom** with closet and window seat area leading into a beautiful bath with Jacuzzi tub, tile shower, and double sinks with stone countertops and cherry cabinets
- Second Bedroom** with large closet, original mantel, and full bath
- Charming **Third Bedroom** with half bath and exquisite spider window
- Laundry** area behind large double doors in hall

THIRD FLOOR

- Fabulous buttressed space for **Family Room** or **Study** with storage
- Berber style carpeting; Velux copper skylights (remote operable)
- Beautiful window with a mountain view!

NEW in 2006

(More comprehensive list available)

HVAC system; 3 zones with gas heat and air-conditioning (programmable)

Electric Service—entire home new wiring

All plumbing; gas water heater

New windows in approx. 50% of the home

All storm windows and screens

Interior walls and insulation

Copper roof; self supporting roof

Garden shed; brick patio and sidewalk

Architect rendering of one car garage with loft available

ROOM DIMENSIONS

Approx. square footage: 3700

FIRST FLOOR

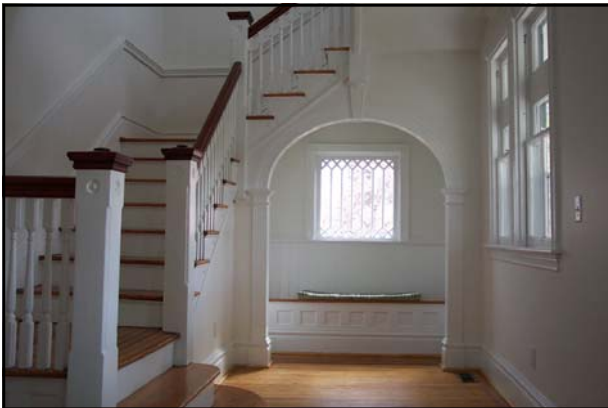
| | | |
|----------------|----------|--------|
| Living Room | 14'6" x | 13'3" |
| Dining Room | 16'8" x | 14'5" |
| Kitchen | 13'10" x | 13'10" |
| Family Room | 16'3" x | 12'3" |
| Library (BR#4) | 16'10" x | 14'5" |
| Half Bath | | |

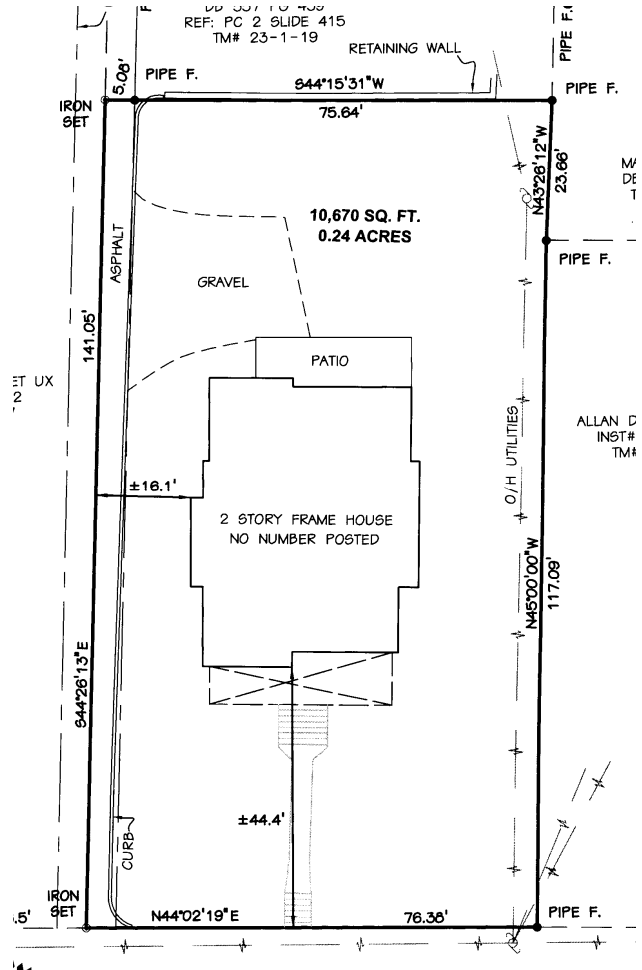
SECOND FLOOR

| | | |
|----------------|----------|-------|
| Master Bedroom | 14'5" x | 14'4" |
| Bedroom #2 | 16'10" x | 14'5" |
| Bedroom #3 | 14'6" x | 13'3" |
| Laundry Area | | |

THIRD FLOOR (open)

| | | |
|--------------------|-------|-----|
| Main area | 24' x | 20' |
| Office/window area | 12' x | 12' |





ITEMS TO CONVEY: Refrigerator, cooktop, ovens, dishwasher, microwave, washer and gas dryer

LEGAL DESCRIPTION: 0.24 acres, more or less; Instrument # 060001793

2009 TAXES: \$3,055

SCHOOLS: Waddell, Lyburn Downing, Rockbridge County High

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*Mead Associates, Incorporated is proud to represent the owners of 310 Jackson Ave.
 (The foregoing information is believed to be accurate, but none of it shall be deemed a representation or warranty of any kind.)*