



MEAD ASSOCIATES

INCORPORATED

Real Estate Services

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www.meadproperties.com

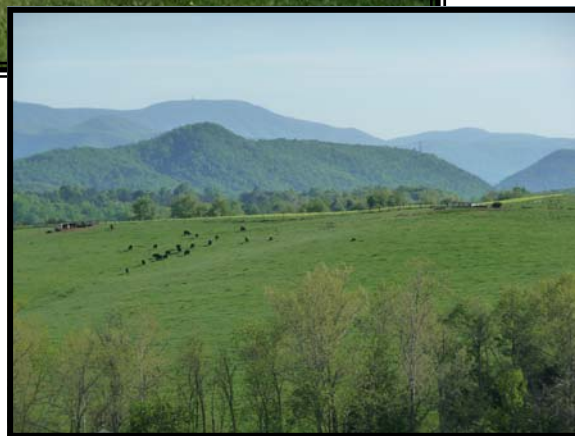


70 Oakridge Lane

Rolling Run

~~\$419,500~~

\$399,000



Expansive Blue Ridge Views! This wonderful sunny Cape Cod offers an open floor plan, First Floor Master Bedroom suite and two large adorable bedrooms upstairs with desk area in Loft. Family Room in the lower level along with a huge workshop area and 2-car garage. Over 3,000 sq. ft. on a quiet cul-de-sac in a very small neighborhood.

FEATURES

- Relax in **Living Room** area with partial cathedral ceiling to upstairs loft or enjoy the adjoining **Living Area** open to the Kitchen and dining areas with beautiful views and glass doors onto the **Deck**
- Cheery **Kitchen** offers the same light birch floors and 9' ceilings as the Living Room; Nice cabinet space, desk area, lunch bar opening onto a sunny **Breakfast Area**
- Lovely little **Reading Area** adjoining the Formal **Dining Room**
- First floor **Master Bedroom** with beautiful cherry floors, two large closets, nine foot ceilings, and french doors leading into a beautiful cozy Study/Nursery
- Even the **Laundry Room** has a view! Originally planned for small office.
- Large garrett-style bedrooms upstairs with neat **Loft** for computers, etc...
- Nice **Family Room** in basement with tiled floor, bookshelves, half bath and desk area
- Great unfinished **Workshop** area with French doors (a real getaway!); Two car **Garage**
- Built in 2000; Poured foundation; Dual zoned with gas furnace/central air on first floor and basement; Heat pump for second floor



Approx. Finished Sq. Ft: 3,250

Living Room	24'6"	x	14'
Breakfast/Kitchen	24'6"	x	12'
Dining/Reading	19'4"	x	12'
Master Bedroom	15'6"	x	12'
MBR Sitting Room	12'	x	10'4"
Laundry	8'4"	x	7'8"
Bedroom #2	15'	x	15'
Bedroom #3	13'	x	12'
Family Room	17'	x	17'



To Convey: Refrigerator, range, dishwasher, microwave

Owners: Randy L. and Crissy S. Elliott

Legal: 2.4 acres, Lot 12 Rolling Run Sub., DB 630/88; Covenants and Owners' Assoc.




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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 70 Oakridge Lane