



# MEAD ASSOCIATES

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Real Estate Services

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

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## 917 Providence Place

Now priced at nearly \$50,000 below the assessed value, this all-brick home is located on the 7th green of the Lexington Golf and Country Club, on a quiet cul-de-sac in the desirable Providence Hill area. The home has three bedrooms, two baths, a spacious family room with brick fireplace, kitchen with eat-in space, a formal dining room, and a large rear screened porch which allows one to relax and enjoy the golf course and mountain views. The two-car garage and lower laundry level provide ample storage space. The home is close to all Lexington's historic attractions and in a great neighborhood. At this attractive price, you'll be able to afford the updates you might want and have an opportunity to enjoy the good life at a reasonable price.

**FEATURES:**

- Living Room
- Formal Dining Room
- 3 Bedrooms, 2 Full baths
- Large screened porch with wonderful mountain and golf course views
- Newer tilt-out windows
- Family Room with Fireplace
- Spacious two-car garage and large utility room on lower level
- Located on the 7th Green of the Lexington Golf & Country Club
- Cul-de-sac location in sought-after Providence Hills Subdivision

<b>ROOM DIMENSIONS</b>					
<b>Approximate Square Footage 1,981(excluding screened porch)</b>					
Foyer	6'8"	x	13'6"	Master Bedroom	12'6" x 17'
Screened Porch	12'	x	16'	Bedroom	11'10" x 13'
Living Room	13'6"	x	17'	Bedroom	11'10" x 12'
Dining Room	12'	x	13'4"	Utility	10'9" x 27'10"
Kitchen	12'	x	13'4"	Double Garage	20'11" x 27'10"
Family Room	11'4"	x	18'2"		

**Owner:** Denise Pollacci

**Legal:** Will Book 125, page 272. Tax Map 33 1 6

**Taxes:** \$2,548.20 (2207/08)

**Directions:** From Main go south to Thornhill Road to right on McCormick. Go 1 block and left onto Providence.

**Listing Agent:** Betsey Badgett  
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**MLS# :** 109576

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