



## Consumer Handout

### Single Family Detached



**RT. 1 BOX 393**

**Moatsville**

**List Price:**

**Status:**

**MLS#:**

**Virtual Tour:**

**WV 26405**

\$154,500

Active

10058493

**Subdivision:** None

**Area:** Barbour County

**Sold Price:**

**Sold Date:**

**County:** Barbour

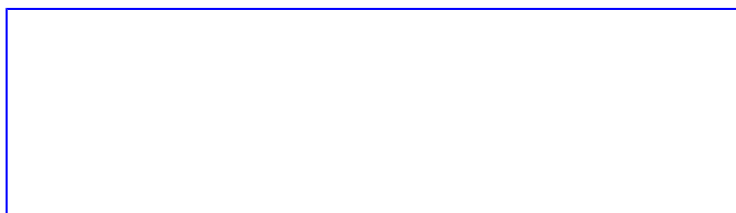
**1-800-482-7553**

Property Features	
<b>Rooms:</b> 5	<b>Full Bath:</b> 2
<b>Bedrooms:</b> 3	<b>Half Bath:</b> 0
<b>Stories:</b>	<b>Other Bath:</b> 0
<b>Fireplace:</b> 0	<b>Handicap Modified:</b> No
<b># of Bedroom Above Grade:</b> 3	
<b>Fireplace Description:</b> None	
<b>Waterfront:</b> Stream/Creek	
<b>Year Built:</b> 2006	<b>New Construction:</b>
<b>Finished SqFt Above Grade:</b> 911	
<b>Finished SqFt Below Grade:</b> 0	
<b>Unfinished SqFt Below Grade:</b> 0	
<b>Lot Dimensions:</b> 39.97 ac	
<b>Lot Square Feet:</b>	
<b>Acres:</b> 39.970000	

Room Size/Level/Description	
<b>Living Room:</b> 13.1X13.11	1 Wall to Wall Carpet
<b>Dining Room:</b>	
<b>Family Room:</b>	
<b>Kitchen:</b> 13.1X10.7	1 Vinyl Flooring
<b>Den:</b>	
<b>Master Bed:</b>	
<b>Bedroom 2:</b> 11.2X10.10	1 Wall to Wall Carpet
<b>Bedroom 3:</b> 8.7X13.1	1 Wall to Wall Carpet
<b>Bedroom 4:</b> 9.10X7.10	1 Wall to Wall Carpet
<b>Bedroom 5:</b>	
<b>Bathroom:</b> 7.9X7.9	1 Vinyl Flooring
<b>Bathroom:</b> 7.3X4.6	1 Vinyl Flooring

Features	
<b>Lot Description:</b> Wooded, Level, Sloping, Views, Rural	<b>Roof:</b> Shingles
<b>Fence Description:</b> None	<b>Water Sewer:</b> Septic, City Water
<b>View Description:</b> Panoramic, Lake Or River	<b>Interior Features:</b> All Window Treatments, Elec. Stove Connection, Washer Connection, Elec. Dryer Connection
<b>Community Amenities:</b> Library, Medical Facility	<b>Electric:</b> 200 Amps
<b>Parking:</b> 3+ Cars, Off Street Parking	<b>Flooring:</b> Wall To Wall Carpet, Vinyl
<b>Garage:</b> None	<b>Heating:</b> Central Heat, Forced Air, Electric
<b>Style:</b>	<b>Cooling:</b> Central Air, Electric
<b>Foundation:</b> Piling	<b>Attic:</b> None
<b>Construction:</b> Single Wide	<b>Appliances:</b> Range, Refrigerator, Washer, Dryer
<b>Exterior:</b> Aluminum	<b>Equipment:</b> Smoke Detectors, Hot Wtr Heater Elec
<b>Exterior Features:</b> Porch, Deck, Storm Windows, Storm Doors, Private	<b>Other Rooms:</b>
<b>Basement:</b> Crawl Space	

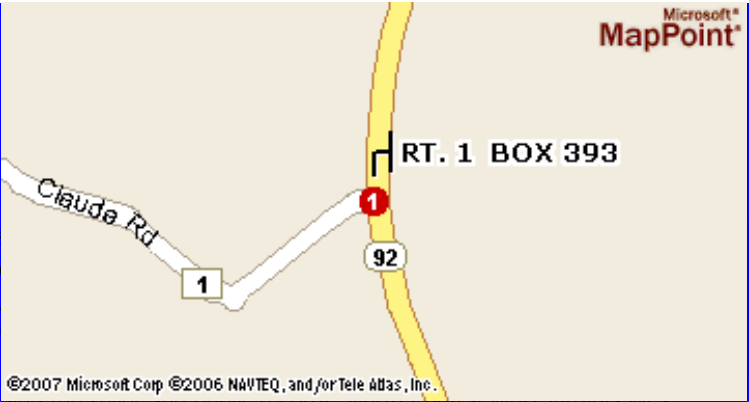
Other Property Information	
<b>School County:</b> Barbour 304-457-3030	
<b>Elementary School:</b> Philippi	
<b>Middle School:</b> Philippi Middle	
<b>High School:</b> Philip-Barbour	
<b>Other Schools:</b>	



<b>Tax Amount:</b>	133.00	<b>Tax Year:</b>	2007
<b>Deed Book-Page:</b>	20	<b>Zoning:</b>	None
<b>District:</b>	Philippi Corp.		
<b>Homeowner's Association:</b>	No		
<b>Homeowner's Assn Fee:</b>			

**Directions:** Rt. 250 S to Rt. 38 4.4 mi. to L on Laurel Creek Rd. See remarks

**Remarks:**  
New single-wide in move in condition on 39.97 acres. New appliances & furniture at gravel road in sharp curve. Property & home on left, cabin on rt. Look for sign



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