

MLS #: R42454S (Sold) List Price: \$2,495,000

13232 N North Valley Pike Timberville, VA 22853

SOLD PRICE: \$2,311,250

SETTLEMENT DATE: 6/22/2004

DAYS ON MARKET: 600



TYPE: 2 Story
STYLE: Colonial
ROOMS: 13
BEDROOMS: 6
BATHS: 4
HALF BATHS: 3
LIVABLE SQFT: 7500
ABOVE GRADE SQFT:
CIRCA: 1885
CONDITION: Superb
AREA: Rockingham Co NE (Area 11)
SUBDIVISION: None

ELEMENTARY SCHOOL: Plains
MIDDLE SCHOOL: J. Frank Hillyard
HIGH SCHOOL: Broadway
ASSOCIATION:

TAXES: 5373

TAX YEAR: 2

TAX MAP:

LEGAL:

DEED BOOK/PAGE: 2017-734

LOT SIZE:

ACRES: 265

ZONING: A1

SQFT-1: 4500

SQFT-2: 3000

SQFT-3: 0

SFBSFIN: 0

SFBSUNF: 0

BEDROOMS-B:

BEDROOMS-1: 1

BEDROOMS-2: 5

BEDROOMS-3:

BATHS-B:

BATHS-1: 1

BATHS-2: 3

BATHS-3:

HALF BATHS-B:

HALF BATHS-1: 2

HALF BATHS-2: 1

HALF BATHS-3:

	Lvl:	Description:
Foyer:	1	
Dining Rm:	1	FORMAL
Family Rm:	1	FIREPLACE
Great Rm:	1	FP/CSTM CABS
Other Rm:	2	LIBR/SEWING

	Lvl:	Description:
Living Rm:	1	FIREPLACE
Kitchen:	1	LG BKFST ROOM
Rec Rm:	2	BILLARD RM
Utility Rm:	1	LAUNDRY SINK
Other Rm 2:		

TYPE CONSTRUCTION: On-Site Built
CONSTRUCTION: Brick
ROOF: See Remarks
DRIVEWAY: Blacktop Drive
HEATING-FUEL: Electric, Gas
HEATING-TYPE: Heat Pump, Forced Air
AIR CONDITION: Central, Electric
WATER HEATING: Electric
WATER/SEWER: Well, Spring, Septic Tank
FLOORING: Carpet, Hardwood, Ceramic, See Remarks
BASEMENT: Partial, Crawl Space
GARAGE/CARPOR: Garage Double Attached, Garage Double Detached
ELECTRIC COMPANY:

ATTIC: Floored
WORKING FIREPLACE: 3 or More, See Remarks
APPLIANCES: Range Electric, Refrigerator, Garbage Disposal, Dishwasher, Microwave, Clothes Washer, Clothes Dryer, Water Softener
INTERIOR FEATURES: Formal Dining Room, Plaster, Wet Bar, Washer/Dryer Hookup, High Ceiling
INTERIOR FEATURES 2: Walk-in Closet, Whole House Fan
EXTERIOR FEATURES: Barn/Stable, Insulated Glass, Storm Windows/Doors, Porch, Screened Porch
MISC SEARCH: Underground Utilities, Cable TV Available, Historic Home
MISC SEARCH 2:
OTHER BUILDINGS: 2 CAR GARAGE, BARN
ASSOCIATION FEE:
ASSOC FEE INCLUDES: See Remarks

DIRECTIONS: LISTING AGENT MUST BE PRESENT. LOCATED ON EASTSIDE OF N. VALLEY PK SOUTH OF NEW MARKET.

REMARKS: CIRCA 1885. ELEGANCE AND QUALITY THROUGHOUT.MAIN RESIDENCE & BARN W/ 50 ACRES OFFERED FOR\$1,875,000. SEE AGENTS FOR DETAILS. DB 2017 P737TM# 53-A-107B, 53-A114, 53-A-107, 68-A-2

MLS #: R47444S (Sold) List Price: \$1,326,000

5090 Springhouse Cir Harrisonburg, VA 22802

SOLD PRICE: \$1,326,000

SETTLEMENT DATE: 7/28/2004

DAYS ON MARKET: 22



TYPE: 2 Story
STYLE: Contemporary
ROOMS: 0
BEDROOMS: 5
BATHS: 6
HALF BATHS: 0
LIVABLE SQFT: 7700
ABOVE GRADE SQFT:
CIRCA: 1998
CONDITION:
AREA: Rockingham Co NW (Area 9)
SUBDIVISION: None

ELEMENTARY SCHOOL: Linville-Edom
MIDDLE SCHOOL: J. Frank Hillyard
HIGH SCHOOL: Broadway
ASSOCIATION:

TAXES: 0

TAX YEAR:

TAX MAP: 80-(6)-L1B

LEGAL:

DEED BOOK/PAGE: 1477/466

LOT SIZE:

ACRES: 26.64

ZONING: A2

SQFT-1: 2876

SQFT-2: 2024

SQFT-3: 0

SFBSFIN: 2724

SFBSUNF: 76

BEDROOMS-B:

BEDROOMS-1:

BEDROOMS-2:

BEDROOMS-3:

BATHS-B:

BATHS-1:

BATHS-2:

BATHS-3:

HALF BATHS-B:

HALF BATHS-1:

HALF BATHS-2:

HALF BATHS-3:

Lvl: Description:

Lvl: Description:

Foyer:

GRAND

Living Rm:

FIREPLACE

Dining Rm:

HARDWOOD

Kitchen:

CHERRY CABINET

Family Rm:

STONE F'PLACE

Rec Rm:

Great Rm:

Utility Rm:

HUGE

Other Rm:

Other Rm 2:

TYPE CONSTRUCTION: On-Site Built

CONSTRUCTION: Brick

ROOF: Composition Shingle

DRIVEWAY: Blacktop Drive

HEATING-FUEL: Electric

HEATING-TYPE: Heat Pump

AIR CONDITION: Central

WATER HEATING: Electric

WATER/SEWER: Spring, Septic Tank

FLOORING: Carpet, Hardwood, Tile

BASEMENT: Full, Finished, Walkout

GARAGE/CARPORT: Garage Triple Attached, Bsmt Garage Double

ELECTRIC COMPANY:

ATTIC: Floored

WORKING FIREPLACE: 3 or More

APPLIANCES: Range Electric, Refrigerator, Garbage Disposal, Dishwasher, Microwave, Dehumidifier, Central Vacuum, Air Cleaner, Water Softener

INTERIOR FEATURES: Formal Dining Room, Wet Bar, Whirlpool, Washer/Dryer Hookup, High Ceiling, Recessed Lighting

INTERIOR FEATURES 2: Walk-in Closet, Ceiling Fan, Bedroom on 1st Level

EXTERIOR FEATURES: Garden Space, Barn/Stable, Storm Windows/Doors, Storm Windows/Doors-Part, Deck, Patio, Porch, Screened Porch, Enclosed Porch

MISC SEARCH: Pool-Remarks, Fenced Yard, Cable TV Available, Horses Allowed

MISC SEARCH 2:

OTHER BUILDINGS: HORSE STABLE

ASSOCIATION FEE:

ASSOC FEE INCLUDES:

DIRECTIONS:

REMARKS: ENTERED FOR COMP PURPOSES ONLY!! ONE-TIME SHOWINGSQUARE FOOTAGE APPROXIMATE. POND AND GAZEBO, 6CAR GARAGE, VIEWS, FENCED ACREAGE, GORGEOUS!!!

Listing Agent: Not Found (#:34)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R52615S (Sold) List Price: \$1,750,000

3434 Buffalo Dr Harrisonburg, VA 22802

SOLD PRICE: \$1,600,000

SETTLEMENT DATE: 4/3/2007

DAYS ON MARKET: 519



TYPE: 1.5 Story
STYLE: Contemporary
ROOMS: 10
BEDROOMS: 3
BATHS: 3
HALF BATHS: 2
LIVABLE SQFT: 6721
ABOVE GRADE SQFT:
CIRCA: 1985
CONDITION: Exclnt
AREA: Rockingham Co NW (Area 9)
SUBDIVISION: None

ELEMENTARY SCHOOL: Lacey Spring
MIDDLE SCHOOL: J. Frank Hillyard
HIGH SCHOOL: Broadway
ASSOCIATION:

TAXES: 4003

TAX YEAR: 05

TAX MAP: 95(A)L84C

LEGAL: 22 ACRES +/-

DEED BOOK/PAGE: 2711/366

LOT SIZE: 22.31

ACRES: 22.31

ZONING: RR1

SQFT-1: 5061

SQFT-2: 780

SQFT-3: 0

SFBSFIN: 880

SFBSUNF: 0

BEDROOMS-B: 0

BEDROOMS-1: 1

BEDROOMS-2: 2

BEDROOMS-3: 0

BATHS-B: 1

BATHS-1: 1

BATHS-2: 1

BATHS-3: 0

HALF BATHS-B: 0

HALF BATHS-1: 1

HALF BATHS-2: 1

HALF BATHS-3:

Lvl: Description:

Lvl: Description:

Foyer: 1
Dining Rm: 1 VAULTED CEIL.
Family Rm: 1 FP & HEARTH
Great Rm:
Other Rm: 1 ENCLSD POOL RM

Living Rm: 1
Kitchen: 1 CHERRY CABINET
Rec Rm: B BAR & FP
Utility Rm: 1 W/D CONVEY
Other Rm 2:

TYPE CONSTRUCTION: On-Site Built

CONSTRUCTION: Brick

ROOF: Composition Shingle

DRIVEWAY: Blacktop Drive

HEATING-FUEL: Electric, Gas

HEATING-TYPE: Heat Pump, Forced Air

AIR CONDITION: Heat Pump

WATER HEATING: Electric

WATER/SEWER: Well, Septic Tank

FLOORING: Carpet, Vinyl

BASEMENT: Partial, Part Finished

GARAGE/CARPORT: Garage Single Attached, Garage Single Detached

ELECTRIC COMPANY:

ATTIC: Access Only

WORKING FIREPLACE: 3 or More

APPLIANCES: Range Electric, Refrigerator, Garbage Disposal, Dishwasher, Microwave, Clothes Washer, Clothes Dryer, Water Softener

INTERIOR FEATURES: Formal Dining Room, Wet Bar, Hot Tub, Whirlpool, Washer/Dryer Hookup, High Ceiling, Recessed Lighting
INTERIOR FEATURES 2: Walk-in Closet, Ceiling Fan, Bedroom on 1st Level, In-Law Quarters, Workshop

EXTERIOR FEATURES: Garden Space, Storage Shed, Patio

MISC SEARCH: Pool-Remarks, Fenced Yard, Security System, On Public Road, Storage Building

MISC SEARCH 2:

OTHER BUILDINGS: 2 BUILDINGS

ASSOCIATION FEE: NONE

ASSOC FEE INCLUDES:

DIRECTIONS: RT. 33 TO R ON VINE ST. R ON OLD FURNACE RD. L ONBUFFALO DRIVE, HOUSE ON RIGHT.

REMARKS: MELROSE FAR VIEW ESTATE OFFERS SPECTACULAR YEAR-ROUND VIEWS. ENCLOSED POOL ROOM, BASEMENT WITH BARAND FIREPLACE. BEAUTIFUL HOME!GUEST/CLUB HOUSE W/ 1 FULL BATH. DOG KENNEL

MLS #: R54904S (Sold) List Price: \$1,250,000

5820 Mossy Creek Rd Bridgewater, VA 22812

SOLD PRICE: \$1,100,000

SETTLEMENT DATE: 12/28/2006

DAYS ON MARKET: 258



TYPE: 1.5 Story
STYLE: Log House
ROOMS: 0
BEDROOMS: 5
BATHS: 7
HALF BATHS: 1
LIVABLE SQFT: 3216
ABOVE GRADE SQFT:
CIRCA: 2000
CONDITION: Excell
AREA: Rockingham Co SW (Area 7)
SUBDIVISION: None

ELEMENTARY SCHOOL: John Wayland
MIDDLE SCHOOL: Wilbur S. Pence
HIGH SCHOOL: Turner Ashby
ASSOCIATION:

TAXES:

TAX YEAR:

TAX MAP: 121-(A)-L45D

LEGAL:

DEED BOOK/PAGE: 1779/233

LOT SIZE:

ACRES: 11.74

ZONING: A1

SQFT-1: 2144

SQFT-2: 1702

SQFT-3: 0

SFBSFIN: 0

SFBSUNF: 2144

BEDROOMS-B: 0

BEDROOMS-1: 2

BEDROOMS-2: 4

BEDROOMS-3: 0

BATHS-B: 1

BATHS-1: 2

BATHS-2: 4

BATHS-3: 0

HALF BATHS-B: 0

HALF BATHS-1: 1

HALF BATHS-2: 0

HALF BATHS-3: 0

Lvl: Description:

Lvl: Description:

Foyer:

Living Rm:

Dining Rm:

1 Hardwood

Kitchen:

1 Gourmet/corrian

Family Rm:

Rec Rm:

B

Great Rm:

1 Fireplace/open

Utility Rm:

B

Other Rm:

1 den/office/bed

Other Rm 2:

2 den/bed

TYPE CONSTRUCTION: On-Site Built

ATTIC: See Remarks

CONSTRUCTION: Log

WORKING FIREPLACE: One, Gas

ROOF: Composition Shingle

APPLIANCES: Range Gas, Refrigerator, Garbage Disposal, Dishwasher, Microwave, Clothes Washer, Clothes Dryer, Central Vacuum

DRIVEWAY: Gravel Drive

HEATING-FUEL: Electric

INTERIOR FEATURES: Eat In Kitchen, High Ceiling, Fireplace

HEATING-TYPE: Forced Air, Hot Water

INTERIOR FEATURES 2: Walk-in Closet, Ceiling Fan, Bedroom on 1st Level

AIR CONDITION: Central

WATER HEATING: Electric, Gas

EXTERIOR FEATURES: Garden Space, Barn/Stable, Storm Windows/Doors, Deck, Porch

WATER/SEWER: Well, Septic Tank

FLOORING: Wood, Ceramic

MISC SEARCH: Security System, Storage Building, Horses Allowed

BASEMENT: Full, Part Finished, Walkout

GARAGE/CARPORT: Garage Triple Detached

MISC SEARCH 2: Off Street Parking, Handicap Access

ELECTRIC COMPANY:

OTHER BUILDINGS: 3 Car garage/Stable

ASSOCIATION FEE:

ASSOC FEE INCLUDES:

DIRECTIONS: 42 South thru Bridgewater, Take right on Spring Creek Road. Left on Mossy Creek, Look for sign.Has 5 bedroom perk

REMARKS: Fantastic income possibilities. Continue operation as a fishing/hunting lodge, or could be a wonderful B&B, retreat or residence. Country setting yet minutes from Town. Great mix of rustic charm and ultra-modern amenities. Acreage includes approx. 1 mile of Mossy Creek, recognized as one of the best trout streams in the East. Earth Furnace, Central Vac, Granite counters, Full bath for each BR.

MLS #: R60056S (Sold) List Price: \$1,139,000

0 Frederick Rd Harrisonburg, VA 22801

SOLD PRICE: \$1,139,000

SETTLEMENT DATE: 5/16/2007

DAYS ON MARKET: 0



TYPE: 2 Story
STYLE: Colonial
ROOMS: 0
BEDROOMS: 5
BATHS: 4
HALF BATHS: 2
LIVABLE SQFT: 5200
ABOVE GRADE SQFT:
CIRCA: 2007
CONDITION: Excell
AREA: Rockingham Co SE (Area 5)
SUBDIVISION: Crossroads Farm

ELEMENTARY SCHOOL: Peak View
MIDDLE SCHOOL: Montevideo
HIGH SCHOOL: Spotswood
ASSOCIATION:

TAXES:

TAX YEAR:

TAX MAP: Sec 7 Lot 58

LEGAL: 126H2(8)-L58

DEED BOOK/PAGE: 2850-017

LOT SIZE:

ACRES: 0.398

ZONING: R5

SQFT-1: 2035

SQFT-2: 1465

SQFT-3: 0

SFBSFIN: 0

SFBSUNF: 330

BEDROOMS-B: 1

BEDROOMS-1: 1

BEDROOMS-2: 3

BEDROOMS-3: 0

BATHS-B: 1

BATHS-1: 1

BATHS-2: 2

BATHS-3: 0

HALF BATHS-B: 0

HALF BATHS-1: 1

HALF BATHS-2: 1

HALF BATHS-3: 0

Lvl: Description:

Lvl: Description:

Foyer: 1 2 story
Dining Rm: 1 Formal
Family Rm: B
Great Rm:
Other Rm:

Living Rm: 1
Kitchen: 1
Rec Rm:
Utility Rm: 1 and on lvl 2
Other Rm 2: 2 Craft/hobby rm

TYPE CONSTRUCTION: On-Site Built

CONSTRUCTION: Brick, Stucco

ROOF: Composition Shingle

DRIVEWAY: Exposed Aggregate

HEATING-FUEL: Electric, Gas

HEATING-TYPE: Heat Pump

AIR CONDITION: Central

WATER HEATING: Electric

WATER/SEWER: Public Water, Public Sewer

FLOORING: Carpet, Hardwood, Tile

BASEMENT: Full, Walkout

GARAGE/CARPORT: Garage Triple Attached

ELECTRIC COMPANY:

ATTIC: Storage Only

WORKING FIREPLACE: One

APPLIANCES: Range Gas, Refrigerator, Garbage Disposal, Dishwasher, Microwave, Dehumidifier, Air Cleaner, Water Softener
INTERIOR FEATURES: Formal Dining Room, Wet Bar, Whirlpool, Washer/Dryer Hookup, Intercom, High Ceiling, Recessed Lighting

INTERIOR FEATURES 2: Walk-in Closet, Ceiling Fan

EXTERIOR FEATURES: Storage Shed, Deck, Patio

MISC SEARCH: Underground Utilities, Cable TV Available

MISC SEARCH 2: Home Warranty

OTHER BUILDINGS:

ASSOCIATION FEE: 435

ASSOC FEE INCLUDES: Common Area Maintenance, Snow Removal, Road Maintenance

DIRECTIONS: Rt. 33E to Crossroads Farms subdivision on the right.

REMARKS: Entered for comp only. Amazing custom home with three floors of granite and custom cabinets, designer lighting, built-ins, designer driveway, waterfall and firepit. All the bells and whistles.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: R73425S (Sold) List Price: \$1,475,000

3540 Traveler Rd Harrisonburg, VA 22801

SOLD PRICE: \$1,250,000

SETTLEMENT DATE: 8/6/2010

DAYS ON MARKET: 29



TYPE: See Remarks
STYLE: See Remarks
ROOMS: 15
BEDROOMS: 5
BATHS: 5
HALF BATHS: 1
LIVABLE SQFT: 8400
ABOVE GRADE SQFT:
CIRCA: 2008
CONDITION: New
AREA: Rockingham Co SE (Area 5)
SUBDIVISION: Lake Pointe

ELEMENTARY SCHOOL: Peak View
MIDDLE SCHOOL: Montevideo
HIGH SCHOOL: Spotswood
ASSOCIATION:

TAXES: 4358

TAX YEAR: 09

TAX MAP: 125-(4)-L1

LEGAL: Section 4 Lot 1

DEED BOOK/PAGE: 2757/604

LOT SIZE:

ACRES: 1.06

ZONING: R1

SQFT-1: 4200

SQFT-2: 0

SQFT-3: 0

SFBSFIN: 4200

SFBSUNF: 0

BEDROOMS-B: 4

BEDROOMS-1: 1

BEDROOMS-2: 0

BEDROOMS-3: 0

BATHS-B: 4

BATHS-1: 1

BATHS-2: 0

BATHS-3: 0

HALF BATHS-B: 0

HALF BATHS-1: 1

HALF BATHS-2: 0

HALF BATHS-3: 0

	Lvl:	Description:
Foyer:	M	Grand
Dining Rm:	M	Formal
Family Rm:	M	Carpeted
Great Rm:	M	Formal Office
Other Rm:	L	Theatre

	Lvl:	Description:
Living Rm:	M	Formal
Kitchen:	M	Splendid
Rec Rm:	L	Billiards
Utility Rm:	2	M & L
Other Rm 2:	L	2nd Family Rm

TYPE CONSTRUCTION: On-Site Built

CONSTRUCTION: Brick, Stone

ROOF: Composition Shingle

DRIVEWAY: Blacktop Drive

HEATING-FUEL: Electric, Gas

HEATING-TYPE: Heat Pump

AIR CONDITION: Heat Pump

WATER HEATING: Gas

WATER/SEWER: Public Water, Public Sewer

FLOORING: Carpet, Hardwood, Tile

BASEMENT: Full, Finished, Walkout, Heated

GARAGE/CARPORT: See Remarks

ELECTRIC COMPANY: SVEC

ATTIC: Access Only

WORKING FIREPLACE: Two, Gas

APPLIANCES: Range Gas, Refrigerator, Garbage Disposal, Microwave, Water Softener

INTERIOR FEATURES: Formal Dining Room, Wet Bar, Washer/Dryer Hookup, Intercom, High Ceiling, Fireplace

INTERIOR FEATURES 2: Walk-in Closet, Bedroom on 1st Level, In-Law Quarters

EXTERIOR FEATURES: Garden Space, Insulated Glass, Deck, Patio, Screened Porch

MISC SEARCH: Pool-Remarks, Security System, Security Lights, Underground Utilities, Cable TV Available

MISC SEARCH 2: Off Street Parking

OTHER BUILDINGS: Bath House

ASSOCIATION FEE: 0

ASSOC FEE INCLUDES:

DIRECTIONS: Massanetta Springs Road, left on Traveler, home on right. UNDER CONTRACT ON ONE-TIME SHOWING. ENTERED IN MLS FOR COMPS.

REMARKS: Poly Steel highly energy efficient home built by Glen Stoltzfus. This property is beyond grandeur for the Shenandoah Valley of Virginia. Ask agent for complete amenity brochure. Four garage bays with motion sensor lighting and exceptional storage, full sized gated and fenced 20' x 46' pool with automatically controlled cover, brick pool house with full bath, stamped concrete patio and walkways, high ceilings, extraordinarily fine finishes inside and out including engineered hidden downspouts.