



Consumer Handout

Single Family Detached

103 Irving Court
Morgantown WV 26508
List Price: \$364,900
Status: New
MLS#: 10071114
Virtual Tour:

Subdivision: Sleepy Hollow
Area: Monongalia /South
Sold Price:
Sold Date:
County: Monongalia

Property Features	
Rooms: 9	Full Bath: 3
Bedrooms: 4	Half Bath: 0
Stories:	Other Bath: 0
Fireplace: 1	Handicap Modified: No
# of Bedroom Above Grade: 4	
Fireplace Description: Pre-Fab, Gas Logs	
Waterfront: None	
Year Built: 2007	New Construction:
Finished SqFt Above Grade: 2436	
Finished SqFt Below Grade: 0	
Unfinished SqFt Below Grade: 1900	
Lot Dimensions: 130x171x149x208	
Lot Square Feet: 43,560	
Acres: 1.000000	

Room Size/Level/Description		
Living Room:	18 x 19	1 Fireplace, Ceiling Fan(s), Wall to
Dining Room:	12 x 12	1 Wood Floor
Family Room:	21 x 21	2 Ceiling Fan(s), Wall to Wall
Kitchen:	10 x 10	1 Wood Floor
Den:		
Master Bed:	15 x 13	1 Ceiling Fan(s), Walk-in Closet,
Bedroom 2:	12 x 12	1 Ceiling Fan(s), Wall to Wall
Bedroom 3:	12 x 12	1 Ceiling Fan(s), Wall to Wall
Bedroom 4:	12 x 14	2
Bedroom 5:		
Laundry	6 x 10	1
Bathroom	6 x 8	1
Bathroom	10 x 10	1

Features

Lot Description:	Corner, Level, Sloping	Roof:	Shingles
Fence Description:	None	Water Sewer:	City Sewer
View Description:	Mountain, Neighborhood	Interior Features:	Walk-In Closets, 9Ft+ Ceiling, Master Bath
Community Amenities:		Electric:	Circuit Breakers, 200 Amps
Parking: 2 Cars	Garage: Attached, 2 Cars	Flooring:	Wall To Wall Carpet, Wood
Style:	Two Story	Heating:	Central Heat, Forced Air, Gas
Foundation:	Masonry, Insulated Concrete	Cooling:	Central Air, Electric
Construction:	Frame	Attic:	Expandable
Exterior:	Vinyl	Appliances:	
Exterior Features:	Porch, Double Thermo Windows, Private Yard	Equipment:	Smoke Detectors, Garage Door Opener
Basement:	Full, Unfinished, Walk-Out, Interior Access,	Other Rooms:	Family Room, Foyer, Formal Dining Rm,

Other Property Information

School County:	Monongalia 304-291-9210
Elementary School:	Ridgedale
Middle School:	South Jr High
High School:	Morgantown
Other Schools:	Private, WVU
Tax Amount: 2560.00	Tax Year: 2009
Deed Book-Page: 1396 697	Zoning: Single Family
District: Clinton	
Homeowner's Association: Yes	
Homeowner's Assn Fee: 150.00	

Directions: US Route 119 South 9 miles from I-68 Exit 1, 1.2 mile past Halleck Road; Left Sleepy Hollow Subdivision, 1st Right; 1st House on Left.

Remarks

2 year old 2 story home featuring Large Living room with gas fireplace, formal dining room, Cherry kitchen with combined dining area, seperate main floor lanudry and master suite and 2 additional bedrooms. The secondfloor features a family room, full banth and 4th bedroom (4th bedroom needs painting carpet and trim. The second floor also features a unfinished bonus room. The walk out basement is unfinished and is plumbed for a 4th bath.

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