



Consumer Handout

Single Family Detached

1253 Sand Springs Road
Bruceton Mills WV 26525

List Price: \$299,000
Status: Active
MLS#: 10070216

Virtual Tour:

Subdivision: Other Subdivision
Area: Monongalia /Cheat Lake
Sold Price:
Sold Date:
County: Monongalia

Property Features

Rooms: 13 **Full Bath:** 5
Bedrooms: 6 **Half Bath:** 0
Stories: **Other Bath:** 0
Fireplace: 1 **Handicap Modified:**
of Bedroom Above Grade: 5
Fireplace Description: Wood Burning Stove
Waterfront: None
Year Built: 1991 **New Construction:**

Finished SqFt Above Grade: 2532

Finished SqFt Below Grade: 962

Unfinished SqFt Below Grade: 270

Lot Dimensions: Irregular

Lot Square Feet: 130,680

Acres: 3.000000

Room Size/Level/Description

Living Room:	13 x16	1	Ceiling Fan(s), Wall to Wall
Dining Room:	11x14	1	Wall to Wall Carpet
Family Room:	12 x 18	L	Wood/Coal Stove, Vinyl Flooring
Kitchen:	12x14	1	Wood/Coal Stove, Wall to Wall
Den:	14x22	L	
Master Bed:	14x16	1	Ceiling Fan(s), Wall to Wall
Bedroom 2:	12x16	L	Ceiling Fan(s), Wall to Wall
Bedroom 3:	10x10	1	Ceiling Fan(s), Wall to Wall
Bedroom 4:	12x16	2	Ceiling Fan(s), Wall to Wall
Bedroom 5:	12x16	2	Ceiling Fan(s), Wall to Wall
Sunroom	16 x 20	1	Ceiling Fan(s), Vinyl Flooring,
Office	13 x 14	L	Vinyl Flooring
Bedroom	13 x 14	L	Wall to Wall Carpet

Features

Lot Description:	Wooded, Level, Views, No Outlet Street, Other	Roof:	Shingles
Fence Description:	Wood, Split Rail, Full, Other	Water Sewer:	Septic, Private Water, Well
View Description:	Mountain, Panoramic, Park-Like	Interior Features:	Walk-In Closets, Skylight(s), Some Window
Community Amenities:	Park, Playground, Tennis Courts, Other	Electric:	Circuit Breakers, 200+ Amps
Parking: 3+ Cars	Garage: Attached, 2 Cars	Flooring:	Wall To Wall Carpet, Vinyl, Plywood
Style:	Split Level	Heating:	Central Heat, Forced Air, Gas
Foundation:	Masonry	Cooling:	Ceiling Fan
Construction:	Frame	Attic:	Access Only, Floor, Scuttle
Exterior:	Block, Brick, Vinyl	Appliances:	Dishwasher, Water Softener, Other
Exterior Features:	Porch, Patio, Deck, Storm Doors, Storage	Equipment:	Smoke Detectors, Garage Door Opener, Water
Basement:	Full, Finished, Walk-Out, Interior Access,	Other Rooms:	Great Room, Family Room, Loft, Library/Study,

Other Property Information

School County: Monongalia 304-291-9210
Elementary School: Cheat Lake Elem
Middle School: Cheat Lake Jr High
High School: University High
Other Schools: WVU

Tax Amount: 986.00 **Tax Year:** 2009
Deed Book-Page: 1212 628 **Zoning:** None
District: Union
Homeowner's Association: No
Homeowner's Assn Fee:

Directions: I-68 E; Cooper's Rock exit; L end of exit ramp; R Route 73; L Sand Springs Road 1+ mile Home on Right.

Remarks

ATTENTION - POSSIBLE FREE GAS CALL FOR DETAILS! Country living with all the comforts - split entry featuring 5 to 6 bedrooms, 5 bathrooms, living room, dining room, eat-in kitchen, sun room, den, office, family room and 2 car garage, all situated on 3+ level fenced acres. Additional features are large storage building and barn. This home is in immaculate condition and is ready for occupancy.

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