



## Consumer Handout

### Single Family Detached

**1274 Gallus Road**  
**Morgantown WV 25508**  
**List Price:** \$189,900  
**Status:** New  
**MLS#:** 10073696  
**Virtual Tour:**

**Subdivision:** Other Subdivision  
**Area:** Monongalia /West  
**Sold Price:**  
**Sold Date:**  
**County:** Monongalia

Property Features	
<b>Rooms:</b> 8	<b>Full Bath:</b> 2
<b>Bedrooms:</b> 4	<b>Half Bath:</b> 0
<b>Stories:</b>	<b>Other Bath:</b> 0
<b>Fireplace:</b> 1	<b>Handicap Modified:</b> No
<b># of Bedroom Above Grade:</b> 4	
<b>Fireplace Description:</b> Pre-Fab	
<b>Waterfront:</b> None	
<b>Year Built:</b> 1999	<b>New Construction:</b>
<b>Finished SqFt Above Grade:</b> 1742	
<b>Finished SqFt Below Grade:</b> 0	
<b>Unfinished SqFt Below Grade:</b> 0	
<b>Lot Dimensions:</b> 3.191 Acres	
<b>Lot Square Feet:</b> 13,900	
<b>Acres:</b> 3.191000	

Room Size/Level/Description			
<b>Living Room:</b>	13x16	1	Fireplace, Ceiling Fan(s), Wood
<b>Dining Room:</b>	13x10	1	Ceiling Fan(s), Wood Floor
<b>Family Room:</b>	13x22.5	1	Fireplace, Ceiling Fan(s), Wood
<b>Kitchen:</b>	13x15	1	Ceiling Fan(s), Wood Floor
<b>Den:</b>			
<b>Master Bed:</b>	13x15.5	1	Walk-in Closet, Wall to Wall
<b>Bedroom 2:</b>	13x11.5	1	Ceiling Fan(s), Vinyl Flooring,
<b>Bedroom 3:</b>	13x11.5	1	Ceiling Fan(s), Vinyl Flooring,
<b>Bedroom 4:</b>	6.5x8	1	Ceiling Fan(s), Vinyl Flooring,
<b>Bedroom 5:</b>			
<b>Bathroom</b>	13x15.5	1	Vinyl Flooring
<b>Bathroom</b>	5x8	1	Vinyl Flooring
<b>In-Law</b>	24x28	2	Ceiling Fan(s), Vinyl Flooring,

#### Features

<b>Lot Description:</b>	Level, Rural, Horse Property, Rolling	<b>Roof:</b>	Shingles
<b>Fence Description:</b>	Chain Link, Full	<b>Water Sewer:</b>	Septic, Well
<b>View Description:</b>	Mountain, Canyon/Valley, Panoramic	<b>Interior Features:</b>	Walk-In Closets, Some Window Treatments,
<b>Community Amenities:</b>	Other	<b>Electric:</b>	Circuit Breakers, 200+ Amps
<b>Parking:</b>	<b>Garage:</b> Detached, 2 Cars,	<b>Flooring:</b>	Wall To Wall Carpet, Wood, Vinyl
<b>Style:</b>	Ranch	<b>Heating:</b>	Central Heat, Electric
<b>Foundation:</b>	Masonry	<b>Cooling:</b>	Heat Pump, Electric
<b>Construction:</b>	Frame	<b>Attic:</b>	None
<b>Exterior:</b>	Vinyl	<b>Appliances:</b>	Range, Microwave, Dishwasher, Refrigerator
<b>Exterior Features:</b>	Porch, Patio, Deck, Balcony, Aboveground	<b>Equipment:</b>	Humidifier, Hot Wtr Heater Elec
<b>Basement:</b>	Crawl Space	<b>Other Rooms:</b>	Great Room, Family Room, Foyer, Formal Dining

#### Other Property Information

<b>School County:</b>	Monongalia 304-291-9210
<b>Elementary School:</b>	Mylan Park Elementary
<b>Middle School:</b>	South Jr High
<b>High School:</b>	Morgantown
<b>Other Schools:</b>	WV University
<b>Tax Amount:</b> 502.00	<b>Tax Year:</b> 2009
<b>Deed Book-Page:</b> 1170 438	<b>Zoning:</b> None
<b>District:</b> Grant	
<b>Homeowner's Association:</b> No	
<b>Homeowner's Assn Fee:</b>	

**Directions:** Rt. 19 South; R-Sugar Grove Road 3.2 miles, L-Gallus Road .5 Miles Home on Right (or) Rt. 7 to Cassville L- Sugar Grove Road 1 mile; R-

#### Remarks

Captain's Hideaway! Very nice 4 BR, one story home on 3.2 fenced acres (chain link), family room with fire place, formal dining room & living room, modern kitchen, massive deck & patio system, 2 car garage with 1 BR apartment over, separate utilities, 2 large storage buildings, swimming pool. 2 Koi ponds, large landscaping light house, 2 car carport or covered patio, 2 grape arbors, basket ball court, 2 newer heat pump furnaces with electric

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