


Prop Type: Residential Res Type: Detached	Address: 1302 WEST PINE RIDGE RD , Huddleston VA 24104			
	List Number	817093	Status	Active
	List Price	<del>479,000.00</del>	Subdivision	Pine Ridge
	Style	Ranch <i>449,000</i>	Lot	12
	Year Built	1978	Construction Status	Completed
	Section	0	Total Acreage	1.53
	Tax ID	257 A 1 12	Municipality	Bedford County
	Annual Taxes	2,305.00		
Listing Type: Exclusive Right to Represent Seller Area:0600 - Bedford County Subdivision: Pine Ridge Phase 0				

Entry - SQFT Fin/Ht	1909	Total Fnshtd SqFt	1909	Lower - SQFT Unfin	1909
Elementary School	Huddleston	Middle School	Staunton River	High School	Staunton River
Total Bdrm	3	Total F Baths	2	Total H Baths	0
Prim. Covered Prking	Other - See Remarks	# Vehicle Spaces		Uncovered Parking	Off Street Parking
Add'l Covered Prkng	Other	Add'l Parking Spaces		Uncovered # Spaces	4
Total Cov'd Prk Spc	0	Area Ext		Basement Y/N	Yes
Basement	Walkout - Full	Water Class	Waterfront Property	Water ID	Smith Mtn Lake
Length of Waterfront	110	Construction Status	Completed		

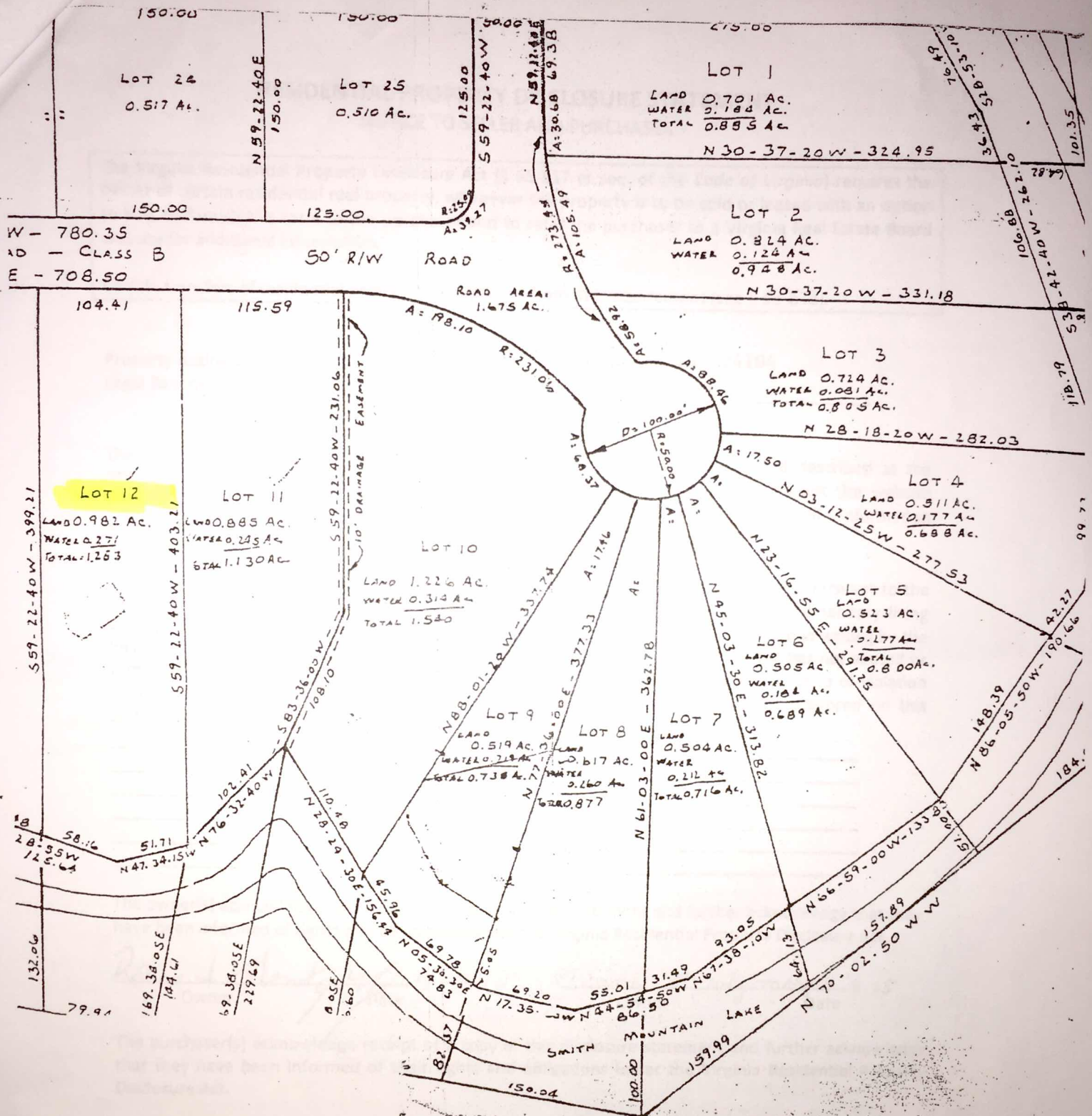
**Directions:** From HFB: 122N, R-608, R-626, L-608, R-Pine Ridge, R-West Pine Ridge to sign on Left. 1302 W Pine Ridge.  
**Public Remarks:** Quality Custom Built One Owner Ranch situated on a spacious & gentle 1.53 ac wooded lot. Naturally landscaped w/ beautiful lake views on a scenic cove. Large Country Kitchen, w/hardwood floors, vaulted ceiling. Floor to ceiling brick Fireplaces in living room and eat-in area. Full unfinished walk out basement with R/I bath ready to finish. Great potential! Excellent family/vacation/investment home

<b>Showing Instructions:</b>	Call Listing Agent	<b>Room Name</b>	<b>Room Level</b>
<b>Lot Description:</b>	Gentle Slope, Wooded	Master Bedroom 1	Entry
<b>Construction:</b>	Wood	Bedroom 2	Entry
<b>Heating:</b>	Heat Pump Electric	Bedroom 3	Entry
<b>Cooling:</b>	Heat Pump Electric	Living Room	Entry
<b>Fireplace:</b>	# Fireplaces: 2; Kitchen; Living Room	Kitchen	Entry
<b>Interior Features:</b>	Breakfast Area; Gas Log Fireplace, Skylight	Dining Room	Entry
<b>Exterior Features:</b>	Deck; Fenced Yard; Garden Space, Patio; Storage Shed	Eat-in Kitchen	Entry
<b>Appliances:</b>	Dishwasher, Clothes Dryer, Oven; Refrigerator	Breakfast Area	Entry
<b>Floors:</b>	Carpet; Vinyl; Wood	Foyer	Entry
<b>Windows:</b>	Insulated	Family Room	Entry
<b>Exterior Doors:</b>	Insulated	Laundry	Lower
<b>Porch:</b>	Front Porch	Work Room	Lower
<b>Water Description:</b>	Private Well		
<b>Sewer Description:</b>	Private Septic - 3BR		
<b>Bedrooms:</b>	BR Entry Level: 3; BR Upper Level: 0; BR Lower Level: 0; BR Other Level: 0		
<b>Full Baths:</b>	Full Baths Entry Lvl: 2; Full Baths Upper Lvl: 0; Full Baths Lower Lvl: 0; Full Baths Other Lvl: 0		
<b>Half Baths:</b>	Half Baths Entry Lvl: 0; Half Baths Upper Lvl: 0; Half Baths Lower Lvl: 0; Half Baths Other Lvl: 0		
<b>Limited Service:</b>	Not Limited Service		
<b>Boat Dock Desc:</b>	A-Roof; Floater, Stationary; Boat Hoist		
<b>Water Features:</b>	Cove		

**Owner:** Ross & Jeanne Montgomery 000-000-0000 **Alternate Phone #**

List Date	07/10/2015	Days On Market	0	Expiration Date	03/30/2016
Status Change Date	07/10/2015	Lock Box Y/N	RVAR	Lock Box Hours	Day Time
POA/Condo Assoc Y/N	Yes	POA/Condo Dues	\$ 200	POA/Condo Terms A/M	Annual
Yard Sign	Yes	Subagent Authorized	No	SA Comp	0
Buyer Agt Authorized	Yes	BA Comp	3	Variable Rate Brkrge	No
Owner	Ross & Jeanne Montgomery	Owner Phone	000-000-0000		

LA: STEPHEN CHIMINELLO Mobile : (540) 312-1249 Office : stevechim@aol.com  
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# ROANOKE VALLEY ASSOCIATION OF REALTORS®



## RESIDENTIAL SEPTIC SYSTEM DISCLOSURE STATEMENT

Section 32.1-164.1:1 Code of Virginia provides whenever any onsite sewage system is failing and is on or serves real property consisting of not less than one nor more than four dwelling units and the Board of Health's (Board) regulations for repairing such failing system impose (i) a requirement for treatment beyond the level of treatment provided by the existing onsite sewage system when operating properly or (ii) a new requirement for pressure dosing, the Owner may request a waiver from such requirements. The Commissioner shall grant any request for such waiver, unless he finds that the failing system was installed illegally without a permit. Any such waivers shall be recorded in the land records of the clerk of the circuit court in the jurisdiction in which the property on which the relevant onsite sewage system is located. Waivers granted hereunder shall not be transferable and shall be null and void upon transfer or sale of the property on which the onsite sewage system is located. Additional treatment or pressure dosing requirements shall be imposed in such instances when the property is transferred or sold.

The Owner of the relevant property shall disclose that any operating permit for the onsite sewage system that has been granted a waiver authorized by this subsection shall be null and void at the time of transfer or sale of the property and that the Board's regulatory requirements for additional treatment or pressure dosing shall be required before an operating permit may be reinstated.

The Owner(s) acknowledges that the Broker has informed the Owner of the Owner's rights and obligations with respect to the information above. The Owner(s) certify that they ( ) have  have not been granted a waiver from the Board. In the event the Owner has been granted a waiver, the Owner shall provide a separate disclosure form that acknowledges such waiver.

Property Address/ 1302 West Pine Ridge Rd Huddleston, Va. 24104

Legal Description: Bed. Co. Tax ID# 251A 1 12

Ross J. Montgomery 7-5-15 Jeannine Montgomery 7-8-15  
Owner Date Owner Date

The Purchaser(s) acknowledges that the Broker has informed the Purchaser of the Purchaser's rights and obligations with respect to this disclosure.

Purchaser

Date

Purchaser

Date

**The following paragraph is only applicable if the Seller has received a waiver.**

**NOTE TO PURCHASER(S):** Pursuant to Section 32.1-164.1:1, the Owner is required to deliver the Disclosure, if applicable, to the Purchaser prior to the acceptance of a real estate purchase contract with respect to the Property. If disclosure is applicable and is delivered to the purchaser after the acceptance of the real estate purchase contract, the purchaser's sole remedy shall be to terminate the real estate purchase contract at or prior to the earliest of the following: (i) three days after delivery of the disclosure in person; (ii) five days after the postmark if the disclosure is deposited in the United States mail, postage prepaid, and properly addressed to the purchaser; (iii) settlement upon purchase of the property; (iv) occupancy of the property by the purchaser; (v) the execution by the purchaser of a written waiver of the purchaser's right of termination under this chapter contained in a writing separate from the real estate purchase contract; or (vi) the purchaser making written application to a lender for a mortgage loan where such application contains a disclosure that the right of termination shall end upon the application for the mortgage loan.

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# ROANOKE VALLEY ASSOCIATION OF REALTORS®

## Lake Disclosure



(The Lake Disclosure is recommended for use with  
RVAR Listing Agreements and Purchase Agreements – Residential & Lot/Land)

Property Address / 1302 West Pine Ridge Rd Huddleston, Va. 24104

Legal Description: Bed. Co Tax ID# 251A 1 12 (the "Property").

The guidelines of the Shoreline Management Plan, which can be found at [www.smithmtn.com](http://www.smithmtn.com), are administered by Appalachian Power Company (APCO) for Smith Mountain and Leesville Lakes. The Shoreline Management Plan imposes regulations on the construction, improvement, and rebuilding of structures and vegetation located within the project boundary.

The following checked numbered clauses are made part of the Listing Agreement and shall be made part of the Purchase Agreement.

### 1. WATERFRONTAGE:

Use of all property located below the 800 foot contour for Smith Mountain Lake and 620 foot contour for Leesville Lake may be subject to license from the proper government agencies and the Appalachian Power Company (APCO). Waterfront property is considered property that adjoins the 800 foot contour elevation at Smith Mountain Lake and the 620 foot contour elevation at Leesville Lake (collectively "the Project Boundary.")

Seller represents that the Property (check one):

- is waterfront property and is contiguous to the Project Boundary of Smith Mountain Lake or Leesville Lake.
- is not waterfront property but does provide for access by deed or right to the waters of Smith Mountain Lake or Leesville Lake.
- is not waterfront property and does not provide access to the waters of Smith Mountain Lake or Leesville Lake.

### 2. EXISTING STRUCTURE WITHIN PROJECT BOUNDARY

Seller represents (check one):

There is a structure located below the Project Boundary which is appurtenant to the Property. **Dock permits issued by APCO must be assigned to Purchaser in order to be valid under the guidelines of the Shoreline Management Plan. If this box is checked complete A-C below.**

- There is a Community or Deeded/Assigned Dock. If this box is checked complete A-C below.
- There is NOT a structure located below the Project Boundary which is appurtenant to the Property.

(A) Improvements to Convey - Included with the sale of the above real estate (if located within said Property at time of signing this agreement) are the following checked items:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Hoist                         | <input type="checkbox"/> Storage / Utility Building |
| <input checked="" type="checkbox"/> Lift                          | <input checked="" type="checkbox"/> Irrigation Pump |
| <input checked="" type="checkbox"/> Personal Watercraft Lift/Port | <input type="checkbox"/> Other _____                |
| <input checked="" type="checkbox"/> Floater                       | <input type="checkbox"/> None                       |

### (B) Dock Type

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Community Dock | <input type="checkbox"/> Covered Deeded/Assigned Boat Dock # _____   |
| <input type="checkbox"/> Multi-Family/Shared      | <input type="checkbox"/> Other _____    | <input type="checkbox"/> Uncovered Deeded/Assigned Boat Dock # _____ |

(C) Structure Status within Project Boundary:

- (i) Seller  has or  has not verified the status of structure(s) within the Project Boundary. If verified a copy of the verification is attached hereto.
- (ii) Seller  does or  does not have knowledge of any pending mitigation required by APCO. If pending mitigation exists, a copy of the requirements are attached hereto.
- (iii) Common/Community Boat Dock or Seller's deeded/assigned boat slip is not located on Property owned by Seller and APCO will not be notified and verification will not be requested.

3. INFORMATION REGARDING EXISTING NON-COMFORMING DOCKS

Docks built prior to August 29, 2003, may not have been built according to the guidelines of the Shoreline Management Plan.

If a dock which was built before August 29, 2003 is destroyed or damaged (as referenced by the Shoreline Management Plan), APCO may or may not allow a property owner, upon receipt of a permit from APCO, to replace a dock within two years of destruction or damage upon the same footprint of the former dock if APCO received, on or before August 31, 2005, Existing Non-Conforming Structure Documentation (ENCSD) which documented the dock as it was built prior to August 29, 2003.

Check appropriate box:

- (A) Seller certifies ENCSD documents were submitted to APCO and copies are attached hereto.
- (B) Seller certifies no ENCSD documents were submitted to APCO.
- (C) Seller certifies they have no knowledge if ENCSD documents were submitted to APCO.

4. FRANKLIN COUNTY CODE ONLY FOR SEPTIC SYSTEMS WITHIN 500 FEET OF SMITH MOUNTAIN LAKE

Franklin County and the Virginia Department of Health require all on-site sewage treatment systems with a septic tank or drain fields that are located within 500 feet of the 795 foot contour of the shores of Smith Mountain Lake shall be pumped out at least once every five (5) years.

In lieu of requiring proof of septic tank pump-out every five (5) years, the County may allow owners of on-site sewage treatment systems to submit to County, documentation every five (5) years, certified by a sewage handler permitted by the Virginia Department of Health, that the on-site sewage treatment system has been inspected, is functioning properly, and the tank does not need to have the solids pumped.

Jeanne Montgomery 7.8.15  
Seller Date Purchaser Date

Jeanne Montgomery 7.8.15  
Seller Date Purchaser Date

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