

**Great Mountain Properties, LLC**  
*"Selling Nature's Finest"*

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**GMP #291 - MLS 07-1492**



**44+/- Acres with Unfinished 3-Bedroom Home**  
**HC 65 Box 196 Big Stoney Creek**  
**Ballengee, West Virginia**

This Beautiful 44+/- Acres has a recently constructed 3-Bedroom Home that is unfinished with full walkout basement. Deck extends length of home to enjoy the views and wildlife. Home has central heat and air, with an inline (tankless) gas hot water system. This home is very private and secluded. Outside of home is approximately 80% completed, inside of home is approximately 40% complete. Purchase this property and complete the home to your satisfaction. There is a two-story hunting cabin located on the property along with an older (needs repairs) 2-Bedroom Home (Income Potential) with several outbuildings. This land is a great recreational piece of property with excellent hunting. This property is ideal for a weekend get-a-way, summer home, or your permanent residence. Call the office for a showing! ..... \$174,900

Location, Legal & Taxes				Details	
County	Monroe	Subdivision	None	<b>Miscellaneous:</b> Outbuildings; Porch/Patio/Deck: Covered Porch; Porch/Patio/Deck Loc: Front; Fireplace: Free Standing; Elementary School: Union; Junior High School: Other; High School: James Monroe	
Taxes	118.48	Tax Year	2006		
Map (Tax Ticket)	3	Parcel (Tax Ticket)	60		
Deed Book	209	Page	94		
Zoning	Residential				
General Property Description				<b>Exterior:</b> Wood	
Realtor.COM Type	Residential - Single Family	Style	1 1/2 Story	<b>Foundation:</b> Block	
Total Rooms	5	Total Full Baths	2	<b>Roofing:</b> Shingle	
Lot Size	44+/- Acres by Deed	Lot Acres	44	<b>Air Conditioning:</b> Central Air	
Flood Plain	No			<b>Heating:</b> Electric Baseboard; Electric Heat Pump	
Property Remarks				<b>Utilities:</b> Fuel: Propane; Water: Well; Sewer: Septic	
Directions	Call Office for directions.				
Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living	1	1	36.5 x 15.5		Living Room/Dining Room Kitchen Combo
Bed Main	1	1	13.5 x 13		
Bed 2	2	1	20 x 10		Unfinished
Bed 3	2	1	20 x 10		Unfinished
Bath 1	1	1	13.9 x 9.25		Jacuzzi Tub & Laundry Room Combo
Bath 2	B	1	8.5 x 8		
Other	B	1	12 x 15		Home Office
Other	1	1	40 x 10		Covered Front Porch
				<b>Views:</b> Mountain; Wooded	

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