

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

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**GMP #303 - MLS 07-1812**



**10-Acre Horse Farm ... 4-Bedroom 1-Bath Farm House  
 Dry Pond, West Virginia**

4-Bedroom 1-Bath Home w/detached 2- Car Garage with Attached Storage Shed on 10.12 acres with Horse facilities located in the beautiful Dry Pond area of Monroe County! Property has 5-Stall Barn, w/tack and feed room, concrete wash area, and hay storage shed. Property also has a RV/Horse Trailer shed, 2 Ponds (1 stocked), fenced and cross fenced. The land lays great!! Call today! ..... \$169,000

**Location, Legal & Taxes**

County	Monroe	Area	Red Sulphur
Subdivision	None	Taxes	191.14
Tax Year	2007	Map (Tax Ticket)	11
Parcel (Tax Ticket)	28.1	Deed Book	183
Page	589	Zoning	Residential

**General Property Description**

Realtor.COM Type	Residential - Single Family	Property Type	Residential
Year Built	1943	Style	1 1/2 Story
Total SqFt.	1,550	SqFt. Main	1,200
SqFt. Upper	350	Total Rooms	7
Total Bedrooms	4	Total Bathrooms	1
Total Full Baths	1	Garage Type	Detached
Garage Stall	2	Lot Size	10.12ac by survey
Lot Acres	10.12	Flood Plain	No

**Details**

<b>Amenities:</b>	Balcony; Sauna	<b>Flooring:</b>	Carpet; Hardwood; Vinyl
<b>Miscellaneous:</b>	Pets: Horses; Outbuildings; Porch/Patio/Deck Loc: Front & Back; Fireplace: Wood Stove; Fencing; Elementary School: Peterstown; Junior High School: Peterstown Middle; High School: James Monroe	<b>Air Conditioning:</b>	None
<b>Documents:</b>	Survey	<b>Heating:</b>	Stove
<b>Exterior:</b>	Aluminum; Wood	<b>Utilities:</b>	Fuel: Wood; Water: City; Sewer: Septic
<b>Foundation:</b>	Block; Pillars	<b>Items to Convey:</b>	Ceiling Fans; Dishwasher; Range/Oven; Refrigerator; Washer/Dryer; Wood burning Stove
<b>Roofing:</b>	Age of Roof: 15 years; Shingle	<b>Views:</b>	Mountain

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Kitchen	1		20.2 x 17.11		vinyl floors	Bath 1	1		8.9 x 6.10		vinyl
Family	1		13.3 x 15.1		wood floors	Utility	1		10 x 7.8		vinyl
Living	1		17.1 x 14.9		wood floors	Bed 2	2		10.4 x 10.5		carpet
Bed						Bed 3	2		10.6 x 11.7		carpet
Main	1		10.1 x 22.6		carpet	Bed 4	2		12.3 x 9.9		carpet

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