

**Status:** RENTED  
**List Price:** \$2,550  
**Ownership:** Fee Simple - Rental  
**BR/FB/HB:** 5/3/0  
**Lot AC/SF:** 0.24/10.501.00  
**Lvls/Fpls:** 2 / 1  
**Tot Fin SF:** 0  
**Year Built:** 1967  
**Total Tax:**  
**Tax Yr:**  
**Ground Rent:**  
**Style:** Split Foyer  
**Type:** Detached



**Close Price:** \$2,550

**Close Date:** 18-Aug-2009

**Contract Date:** 24-Jul-2009

**Lease Term/Min/Max:** 24/12/36

**Avail:** 01-Sep-2009

**Security:** \$2,500

**Pets/Dep:** Case by Case/350.00

**Legal Sub:** Rolling Valley

**HOA Fee:** /

**Pi**

**Adv. Sub:** Rolling Valley

**C/C Fee:** /

**ADC Map:** 21K11

**Model:** INVERNESS

**Condo/Coop Proj Name:**

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	5	0	3	0	2	0	ES: ROLLING VALLEY
FB:	3	0	2	0	1	0	MS: IRVING
HB:	0	0	0	0	0	0	HS: WEST SPRINGFIELD

**Master Bdrm:** 14 x 12 Upper 1  
**Master Bdrm 2:**  
**First Bdrm:**  
**Second Bdrm:** 10 x 10 Upper 1  
**Third Bdrm:** 13 x 12 Upper 1  
**Fourth Bdrm:** 12 x 10 Lower 1

**Fifth Bdrm:** 13 x 10 Lower 1  
**Living Rm:** 16 x 15 Upper 1  
**Dining Rm:** 12 x 11 Upper 1  
**Kitchen:** 12 x 10 Upper 1  
**Brkfast Rm:**  
**Family Rm:** 26 x 15 Lower 1

**Rec Rm:**  
**Den:**  
**Library:**  
**Sitting:**  
**Othr Rm 1:**  
**Othr Rm 2:**

**Othr Rm 3:**  
**Foyer :**  
**Garage:**  
**Carport:**  
**Unfinished:** 13x9 Lower 1

**Exterior:** Deck, Fenced - Rear, Hot Tub, Patio, Porch-front

**Exposure:**

**Exterior Const:** Brick

**Roofing:** Shingle-Asphalt

**Other Structures:** Shed

**Lot Desc:**

**Basement:** Yes, Daylight, Full, Outside Entrance, Rear Entrance, Space For Rooms, Walkout Level

**Gar/Crpt/Assgd Spaces:** //

**Parking:** Drwy/Off Str

**Heating Fuel:** Natural Gas

**Heating System:** Forced Air

**Hot Water:** Natural Gas

**Water:** Public

**Cooling Fuel:** Electric, Natural Gas

**Cooling System:** Central A/C

**Soil Type:**

**Sewer/Septic:** Public Sewer

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Microwave, Oven-SCC, Oven/Range-Gas, Range hood, Refrigerator, Stove, Washer

**Amenities:** Attic-Storage Only, Chair Railing, Crown Molding, Drapes/Curtains, Fireplace Equip., FP gas insert, MBA/Sep Shwr, MBR-BA Full, Shades/Blinds, W/W Carpeting, Washer/Dryer Hookup

**HOA/C/C Amenities:**

**Tenant Responsible:** All Utilities, Frz Wtr Pipe Dmg, Gutter Cleaning, Lawn/Tree/Shrub Care, LBulbs/Filters/Fuses/Alarm Care, Minor Ext Maint, Minor Int Maint, Trash Rem Chrg, Window/Screens

**Lease Clauses:** Deflea/Detick Clause, Dip./Military Only Transfer Clause, LB Application, LB Lease, Pet Damage, Pets-Allowed

**Rental Special:** Prop Mgt Rental, Unfurnished

**Remarks:** Wow, Totally renovated 5BR, 3Bath, SFH! HDWD's. Update BATHS! Updated stainless appliances & updated A/C. Corner Lot! Gas cooking, Deck, Hot Tub, fenced rear yard, Low maint. ceramic in kit and LL Rec. room. Gas fireplace, Extra large driveway! Walk to Rolling Valley ES. Walk to hidden pond. Close to shopping, less than a mile to FFX Co. Parkway. 5 min to VRE or Metro. Pets Case by case. Show FIRST!

**Directions:** From Springfield, West Old Keene Mill Road, Left Rolling Road, Right Barnack Drive, Right Harland to end of street on the right. WALK TO HIDDEN POND NATURE PARK! WALK TO ELEM. SCHOOL!!!! 2 min. drive to stores/restaurants!

**Listing Co:** Jobin Realty, JOBN2

**List Date:** 19-Jul-2009

**DOM-MLS/Prop:** 5/5

**Courtesy of:** Gregg Tomlin

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