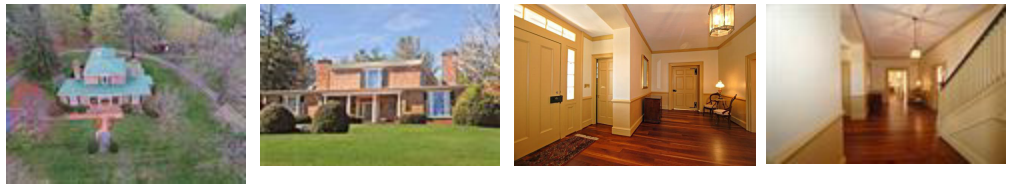




Virtual Tour  
Virtual Tour 2

| MLS Client View   |                           |              |                  |
|---|---------------------------|--------------|------------------|
| MLS #   | <b>601196</b>             | List Price   | <b>\$999,100</b> |
| Class   | <b>RESIDENTIAL</b>        | Sales Price  |                  |
| PropType  | <b>Detached</b>           | Status       | <b>Active</b>    |
| County/Incorporated   | <b>Augusta</b>            | # Beds       | <b>5</b>         |
| City  |                           | # Full Baths | <b>3</b>         |
| Address   | <b>117 MIDDLEBROOK RD</b> | # Half Baths | <b>2</b>         |
| Unit #  |                           | Level        | <b>2 Story</b>   |
| City  | <b>STAUNTON</b>           | TotFinSF     | <b>3976</b>      |
| Zip   | <b>24401</b>              | # of Acres   | <b>90.84</b>     |
| <a href="#">Additional Photos</a> <a href="#">Docs</a> <a href="#">D</a> <a href="#">Map: M</a> <a href="#">Community:</a> <a href="#">Walk:</a> <a href="#">Calc:</a> <a href="#">\$</a> |                           |              |                  |



**Open House:** If there is an Open House scheduled there will be an Icon to click and view details

### General Property Information:

|                   |                       |                           |                       |                           |                     |
|-------------------|-----------------------|---------------------------|-----------------------|---------------------------|---------------------|
| List Date         | <b>3/9/2020</b>       | # Beds: Main Level        | <b>1</b>              | Association               | <b>No</b>           |
| DOM               | <b>177</b>            | # Beds: Upper Level(s)    | <b>4</b>              | Association(s) Fees \$    |                     |
| Year Built        | <b>1768</b>           | # Beds: Below Grade       | <b>0</b>              | Association Frequency     |                     |
| Elem School       | <b>Riverheads</b>     | # Baths: Main Level       | <b>2.00</b>           | Assn Setup/Transfer Fees  | <b>0</b>            |
| Middle School     | <b>Beverley Manor</b> | # Beds: Dependency        | <b>0</b>              | Assn Setup/Trans Fee Type |                     |
| High School       | <b>Riverheads</b>     | # Baths: Upper Level(s)   | <b>2.00</b>           | Road Maint                | <b>0</b>            |
| Other School      |                       | # Baths: Below Grade      | <b>0.00</b>           | Taxes                     | <b>\$2,944.56</b>   |
| Builder           |                       | # Baths: Dependency       | <b>0.00</b>           | Tax Year                  | <b>2019</b>         |
| NewConstr         | <b>No</b>             | Above Grade Total SQ. FT. | <b>3,976</b>          | Pool                      |                     |
| NewConDate        |                       | Below Grade Total SQ. FT. | <b>0</b>              | Water                     | <b>Public Water</b> |
| Historic District |                       | Total Unfinished SQ. FT.  | <b>0</b>              | Sewer/Septic              | <b>Septic Tank</b>  |
| Over 55 Community |                       | Garage Total AG           | <b>0</b>              |                           |                     |
|                   |                       | Dependency Total SQ. FT.  | <b>0</b>              |                           |                     |
|                   |                       | Source of SQ. FT.         | <b>Public Records</b> |                           |                     |
|                   |                       | Legal Description         | <b>55-32</b>          |                           |                     |

### Public Remarks & Directions

**Public Remarks** Rarely does a parcel of this size come on the market so close to the town of Staunton. The exceptional property offers a stately brick home with graceful rooms, high ceilings, 5 fireplaces in an idyllic setting among large trees and established landscaping. The land features rolling pasture and grasses ready for your animals. The formal living and dining rooms offer enchanting spaces for your entertaining, while the spacious country kitchen will be the inviting heart of the home. There is a first floor master suite, plus 4 additional bedrooms and two full baths on the second floor. Whether you are looking for a convenient country estate or a farm close to town, this property is not to be missed.

**Directions** From Staunton Bypass (Rt 262), turn onto Middlebrook Rd. South (Rt 252), toward Middlebrook. First property on right.

### Property Features

|                          |   |                    |   |
|--------------------------|---|--------------------|---|
| Foundation               | <b>Brick</b>  | Room Types         | <b>Bedroom, Billiard Room, Den, Dining Room, Foyer, Full Bath, Half Bath, Kitchen, Laundry, Living Room, Master Bedroom</b> |
| Heating                  | <b>Central Heat, Propane, Radiant</b>                   | Kitchen Appliances | <b>Dishwasher, Double Oven, Eat-in, Electric Cooktop</b>  |
| Air Conditioning         | <b>Window Unit(s)</b>                                   | /Feat              |   |
| Exterior                 | <b>Brick</b>  | Kitchen Cabinets   | <b>Cherry Cabinets, Tile Counter</b>  |
| Roof                     | <b>Metal - Other</b>                                    | /Counters          |   |
| Structure-Window/Ceiling | <b>10' Ceilings, Double-hung Windows, Storm Windows</b> | Laundry            | <b>Dryer, Washer Hookup</b>   |
| Structure-Floors         | <b>Carpet, Hardwood</b>                                 | Cable              | <b>No</b>   |
| Structure-Deck/Porch     | <b>Patio, Porch - Front</b>                             |                    |   |
| Zoning                   | <b>GA General Agricultural</b>                          |                    |   |
| Garage # Cars            |   |                    |   |
| Water Property           | <b>Pond / Lake, Spring, Stream / Creek</b>              |                    |   |
| Cable/Internet Available | <b>DSL</b>  |                    |   |



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**09/02/2020**

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