

**MLS #: R121386A List Price: \$296,000**

1218 Knollwood Place Martinsville, VA 24112



**STYLE:** Two Story  
**TOTAL ROOMS:** 12  
**BEDROOMS:** 4  
**FULL BATHS:** 4  
**HALF BATHS:** 1  
**TOTAL BATHS:** 4.5  
**APX SQFT-TOTAL:** 3614  
**APX ABV GRD FIN SQFT-TOTAL:** 2914  
**YEAR BUILT:** 1981  
**APX TOTAL ACRES:** 0.85  
**APX PASTURE ACRES:** 0  
**APX TIMBER ACRES:** 0  
**LOT DIMENSIONS:** 100 x 370

**COUNTY:** Henry County  
**LOCATION/SUBDIVISION:** Forest Park  
**ELEMENTARY SCHOOL:** Patrick Henry  
**MIDDLE SCHOOL:** Martinsville  
**HIGH SCHOOL:** Martinsville  
**ZONING:** R-16 Res  
**TAX MAP NO:** 84 (03) T/26  
**TAXES:** 2685  
**EASEMENT:** Y  
**RESTRICTIVE COVENANT:** Y

**TERRAIN:** Mixed  
**FARM BUILDINGS:** None  
**FARM EQUIPMENT:** None  
**SURFACE WATER:** None

Room Name:	Level:	Dimensions:	Room Name:	Level:	Dimensions:
Foyer	1	15 x 10	Living	1	15 x 15
Dining	1	15 x 11	Office	1	13 x 11
Kitchen	1	27 x 15	Family	1	19 x 16
Master Bedrm	2	19 x 14	Master Bath	2	10 x 5
Bedroom	2	3 on 2nd flr	1/2 Bath	1	5 x 5
Full Bath	2	2 on 2nd, 1 bsm	Family	B	20 x 18

**APX SQFT-1:** 1612      **APX SQFT-2:** 1302      **APX SQFT-3:** 0      **APX SQFT-BF:** 700      **APX SQFT-BU:** 900

**APX ROOF AGE:**      **APX HEATING AGE:**      **APX COOLING AGE:**  
**APX PLUMBING AGE:**      **APX WATER HEATER AGE:**      **UTILITIES ON/OFF:** On

**APPLIANCES:** Central Vacuum, Dishwasher, Disposal, Dryer H/U, Range-Electric, Refrigerator, Self Clean Oven, Washer H/U  
**FEATURES:** Blinds Only, Cable Available, Cedar Closets, Ceiling Fan, Double Pane Windows, Deck, Exhaust Fan, Fencing, Paved Drive, Porch, Screen Porch, Security System, Spa/Whirlpool, Storm Doors, Underground Utilities, Walk-in Closet, Warranty Program, Wet Bar

**CONSTRUCTION:** Brick, Wood      **HEAT:** Forced Air, Heat Pump(s)  
**ROOF:** Composition Shingle      **FUEL:** Electric, Gas  
**BASEMENT:** Full, Partially Finished, Walkout      **COOLING:** Heat Pump(s)  
**GARAGE:** 2 Car Garage, Attached, Opener      **WATER:** Public  
**ATTIC:** Floored, Pulldown Stairs      **SEWER:** Public  
**FLOOR:** Carpet, Ceramic, Wood, Other/See Remarks      **WATER HEATER:** Gas  
**FIREPLACE:** 3 or More, Gas Logs

**LEGAL :** Lot 26, Sec T, northwest side of Knollwood Place

**DIRECTIONS:** from Starling Avenue turn onto Mulberry Road, right onto Knollwood Place

**PUBLIC REMARKS:** Two story home on quiet street in Forest Park. Great floor plan. Wonderful family room has picture window, built-ins, window seat, and fireplace with gas logs. Large eat in kitchen has newer appliances, hand painted tile, island and large pantry. Laundry conveniently located off kitchen. Family room with wet bar and fireplace in basement. Electric baseboard heat in bsmt only. Electric heat pump with gas back up for main and 2nd level. Screen porch and deck on back of house. 2 car garage attached. Lots of closets and storage, cedar closets, alarm system, central vac and swing set. Home warranty.