

MLS #: R121563A List Price: \$359,000

1242 Sam Lions Trail Martinsville, VA 24112



STYLE: Two Story
TOTAL ROOMS: 12
BEDROOMS: 5
FULL BATHS: 3
HALF BATHS: 1
TOTAL BATHS: 3.5
APX SQFT-TOTAL: 4634
APX ABV GRD FIN SQFT-TOTAL: 3644
YEAR BUILT: 1959
APX TOTAL ACRES: 0.75
APX PASTURE ACRES: 0
APX TIMBER ACRES: 0
LOT DIMENSIONS: 144x214x177x175x79

COUNTY: Martinsville City
LOCATION/SUBDIVISION: Forest Park
ELEMENTARY SCHOOL: Patrick Henry
MIDDLE SCHOOL: Martinsville City
HIGH SCHOOL: Martinsville
ZONING: R-16 Res
TAX MAP NO: 68 (01) 05/20R
TAXES: 3240
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 11	Living	1	30 x 15
Dining	1	15 x 15	Kitchen	1	24 x 16
Family	1	24 x 22	Laundry Room	1	15 x 10
Master Bedrm	2	20 x 15	Master Bath	2	9 x 8
Bedroom	2	3 on 2nd level	Full Bath	2	9 x 8
Family	B	21 x 14	Bedroom	B	+ full bath

APX SQFT-1: 2156 **APX SQFT-2:** 1488 **APX SQFT-3:** 0 **APX SQFT-BF:** 990 **APX SQFT-BU:** 560
APX ROOF AGE: **APX HEATING AGE:** **APX COOLING AGE:**
APX PLUMBING AGE: **APX WATER HEATER AGE:** **UTILITIES ON/OFF:** On

APPLIANCES: Dishwasher, Disposal, Double Oven, Range-Gas, Refrigerator, Self Clean Oven
FEATURES: Cable Available, Ceiling Fan, Double Pane Windows, Exhaust Fan, Patio, Paved Drive, Storm Doors, Storm Windows, Underground Utilities, Walk-in Closet, Wet Bar, Window Treatment

CONSTRUCTION: Brick
ROOF: Composition Shingle
BASEMENT: Full, Partially Finished, Poured, Walkout
GARAGE: None
ATTIC: Floored, Pulldown Stairs
FLOOR: Carpet, Ceramic, Tile, Wood
FIREPLACE: 2, Gas Logs, Wood Burn Stove

HEAT: Forced Air
FUEL: Gas
COOLING: Central-Electric
WATER: Public
SEWER: Public
WATER HEATER: Gas

LEGAL : Lot 20 and re-cut of Lot 19, Section 5, Forest Park S/D

DIRECTIONS: from Starling Avenue, turn onto Mulberry Road, left on Sam Lions Trail, home is on the right before Lake Lanier

PUBLIC REMARKS: Well maintained 2 story brick home conveniently located in Forest Park. A short walk to Lake Lanier. Kitchen has been remodeled with top of the line, stainless steel appliances and corian counter tops. Mud room/laundry room addition and addition off the back of the house were completed in 1999. Family room with wood burning stove and wet bar is open to kitchen. Large rooms. Nice patio area for enjoying outdoors.

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