

Beautiful Home Located In Prince George

7900 Bull Hill Road, Prince George, 23875



- ❖ 2,400 sf. Finished
- ❖ 2,400 sf. Basement
- ❖ 1,710 sf. 2nd Floor Unfinished Apartment
- ❖ 2.0 Acres
- ❖ 3 Car Garage
- ❖ Drive Through Garage
- ❖ Back Deck
- ❖ 3 Bedrooms
- ❖ 2 Full Baths
- ❖ Wood Cabinets
- ❖ Dishwasher
- ❖ Double Oven
- ❖ Electric Cook Top

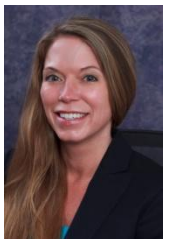
Please do not remove this brochure from the property.



Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO
P.O. Box 4754, Glen Allen, VA 23059

SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686



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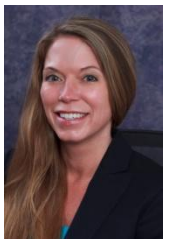
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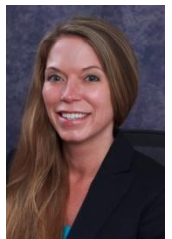
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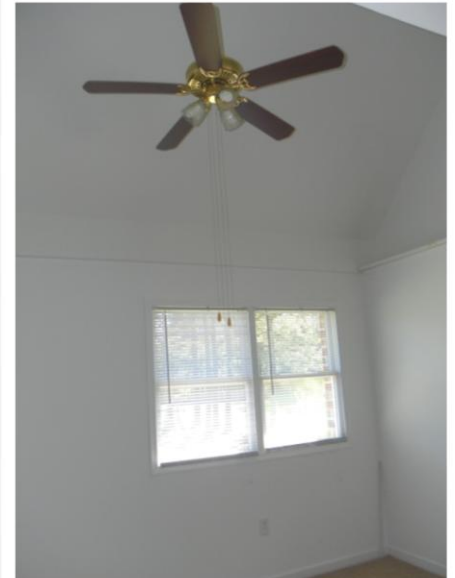
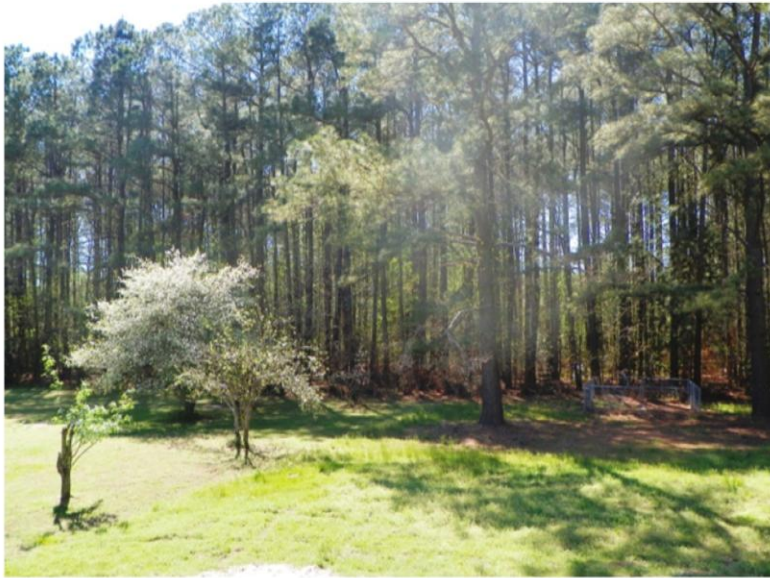
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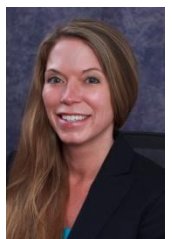
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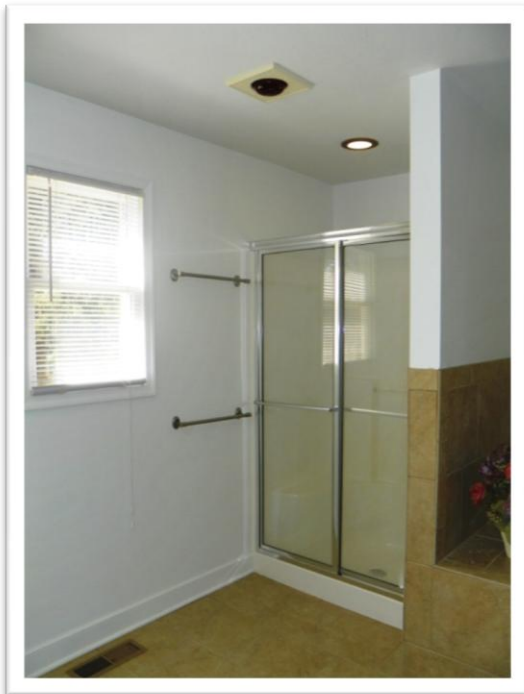
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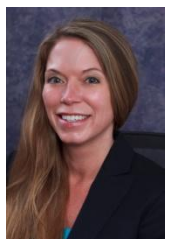
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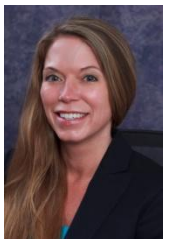
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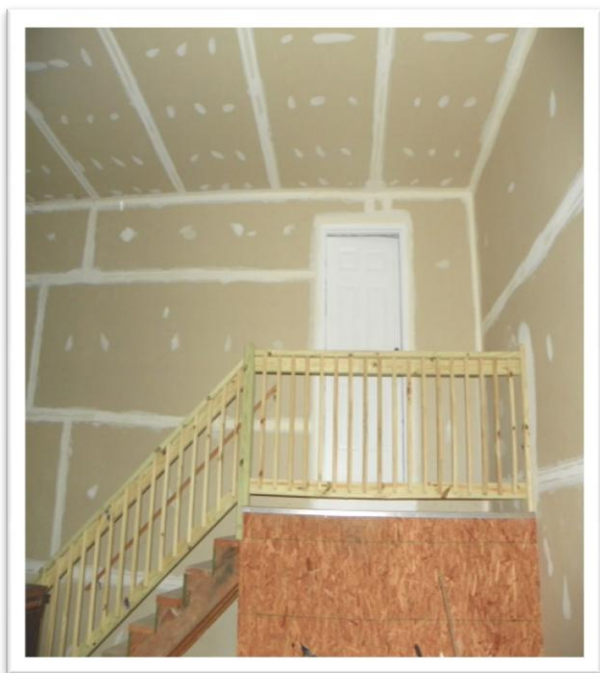
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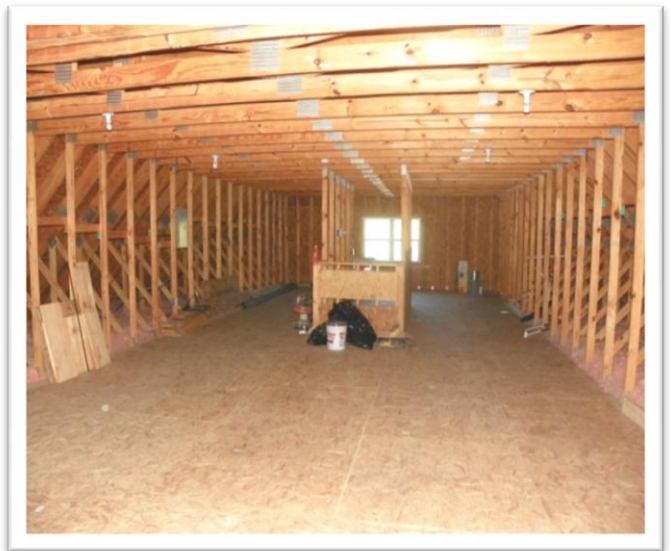
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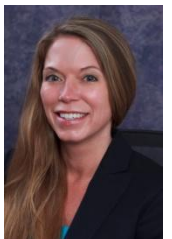
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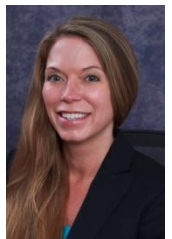
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Property Description

All Room Measurements are Approximate
All information is deemed accurate but not guaranteed.

First Level

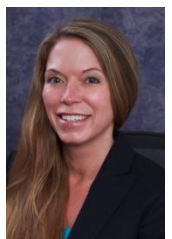
- Living Room:** 16'11" x 25'9" - Carpet, Tile at Entry, Two Windows, Multi Payne Cut Glass Front Door, Double Window, Hampton Bay Lighted Ceiling Fan, Recessed Lighting
- Kitchen:** 21'8" x 16'11" - Tile Floors, Wood Cabinets, Double Oven, Dishwasher, Cook Top, Center Island
- Utility Room** 10'5" x 9'6" - Tile Floors, 80 Gallon Electric Hot Water Heater, Utility Sink, Washer and Dyer Connections, Access To Deck and Garage, Window, Light, Washing Machine Pan with Drain
- Deck:** 12'0" x 12'0" - Treated Wood, Back Yard Access
- Hall:** 22'11" x 3'7" - Tile Floors, HVAC Control, Recessed Lighting, HVAC Intake, Access to Second Floor
- Master Bedroom:** 17'1" x 18'6" - Carpet, Cathedral Ceiling, Lighted Ceiling Fan, HVAC Intake, French Doors, Smoke Detector
4'11" x 7'3" - Walk-In Closet
- Master Bath:** 10'5" x 11'1" - Tile Floors, Jetted Soaking Tub, Shower, Window, Recessed Lights, Pedestal Sink Vanity Light, Linen Closet



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First Level

- Bedroom #2: 15'3" x 17'0" - Carpet, Double Windows, Windows, Lighted Ceiling Fan, Recessed Lighting, Smoke Detector
5'6" x 2'4" - Double Closet
- Bedroom #3: 13' 7" - 14'4" - Carpet, Lighted Ceiling Fan, Double Window, HVAC Closet Smoke Detector
6'0" x 2'3" - Double Closet
- Hall Bath: 17'0" x 10'3" - Tile Floors, Tub and Shower, Wood Vanity, Light, Mirror, Recessed Lighting, Heat Lamp, Vanity, Light
2'3" x 6'1" - Linen Closet
- Front Porch: 9'10" x 13'4" - Cement, Brick, Black Hand Rails

Lower Level

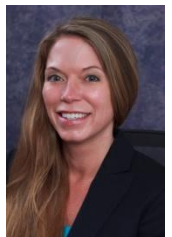
- Full Basement: 2,400 Square Feet - Unfinished, Cement floors, Lights, Separate Electric Panel, HVAC Ducts, Sump Pump, Well Pump, Well Filter, Five Windows, Double Window, Garage Access



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Upper Level

Apartment: 1,710 Square Feet - Ply Wood Floors, Rough-In For Two Full Baths, Two Double Windows, French Doors, Cathedral Ceiling, Kitchen Rough-In, Bedroom Rough-In, Great Room Rough-In, Separate Electric Panel

Garage Specifications

Triple Garage: 30' x 30' - Cement Floors, 3 Car Garage with 2 Standard Bays and 1 Utility Vehicle Bay, Garage Door Opener, Four Windows, Access to Utility Room and Basement

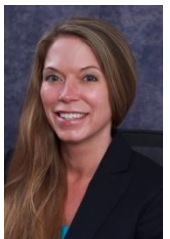
Metal Garage: 24' x 30' - Cement Floors, 14' x 10' Entry and Exit Doors, Wood Stove Rough-In,



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Details

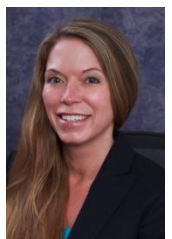
Deck:	Treated Wood
Lot:	2 Acres - Flat Lot - Cleared
Drive Way:	Extends From Street - Circular
Home Exterior:	Brick
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Porch:	Front
Attic:	1,710 sf. Apartment Rough-In
Basement:	2,400 sf. Unfinished



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Property Specifications

County:	Prince George County
Style:	Single Family
PID:	340-(0A)00-022-T
Year Built :	2011
Taxes:	\$2,586.40 - 2013 Per County Records
Tax Assessment:	\$323,300 - 2013 Per County Records
Cooling:	Central Air
Heating:	Heat Pump
Heating Source:	Electric
Utilities:	Well & Septic
Hot Water:	Tanked
Hot Water Source:	Electric
MLS:	1412936

Schools

Walton Elementary * Moore Middle * Prince George High School

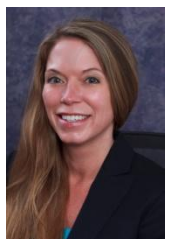
All information contained herein was obtained from sources deemed reliable, but no guarantee is intended, expressed, or implied. Persons interested in the property may consult their own authorities before making a purchase decision. School districts are subject to change without notice. Please verify schools with the appropriate authority. Broker licensed by the state of VA and located in Glen Allen, VA.



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Certificate of Occupancy

This Certificate has been issued in accordance with the 2006 Edition of the Virginia Uniform Statewide Building Code.

Date Issued:	8/25/2011	Permit No.:	05090091-0
Parcel ID:	340(OA)00-022-T	Permit Type:	NEW SINGLE FAMILY DWELLING
Property Owner:	POND CLAUDINE R.		
Tenant:	NA		
Contractor:	OWNER		
Building Address:	7900 BULL HILL ROAD	Sq. Footage:	4800
Lot: 22	Block: NA	Section: NA	Use Group: R5 - Other
Subdivision: NA		Construction Type:	VB

☐ Fire Alarm Required

☐ Fire Sprinkler Required

To the best of my knowledge and belief, the building components and site improvements outlined herein and inspected under my authority have been completed in conformance with the approved plans and the applicable codes.

Building Official:

A handwritten signature in black ink, appearing to be "J. M. E.", is written over a horizontal line.

Date:

8-26-11

Comments:



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Strickland Appraisal Services, Inc.
SKETCH ADDENDUM

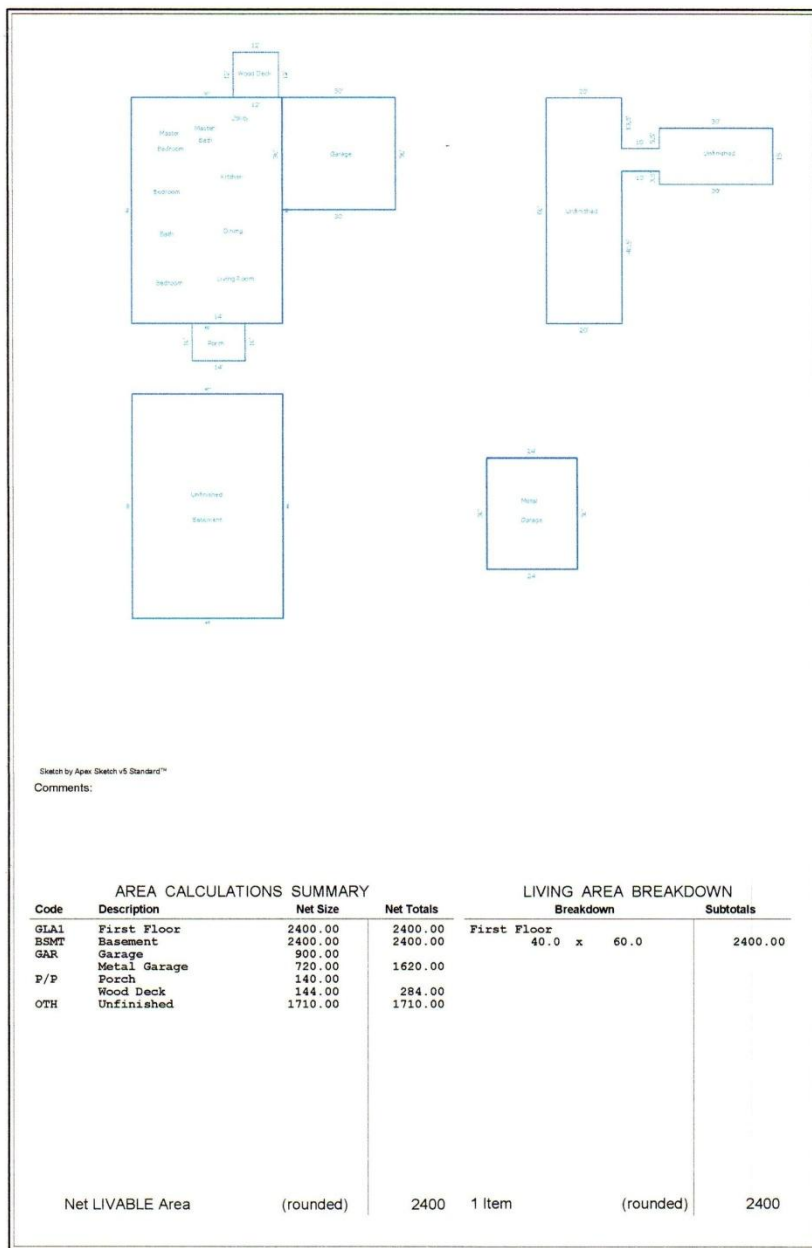
File No. 5104
Case No.

Borrower

Property Address 7900 Bull Hill Rd

City Prince George County Prince George State VA Zip Code 23875-3001

Lender/Client Claudine R Pond Address 7920 Bull Hill Rd, Prince George, VA 23875



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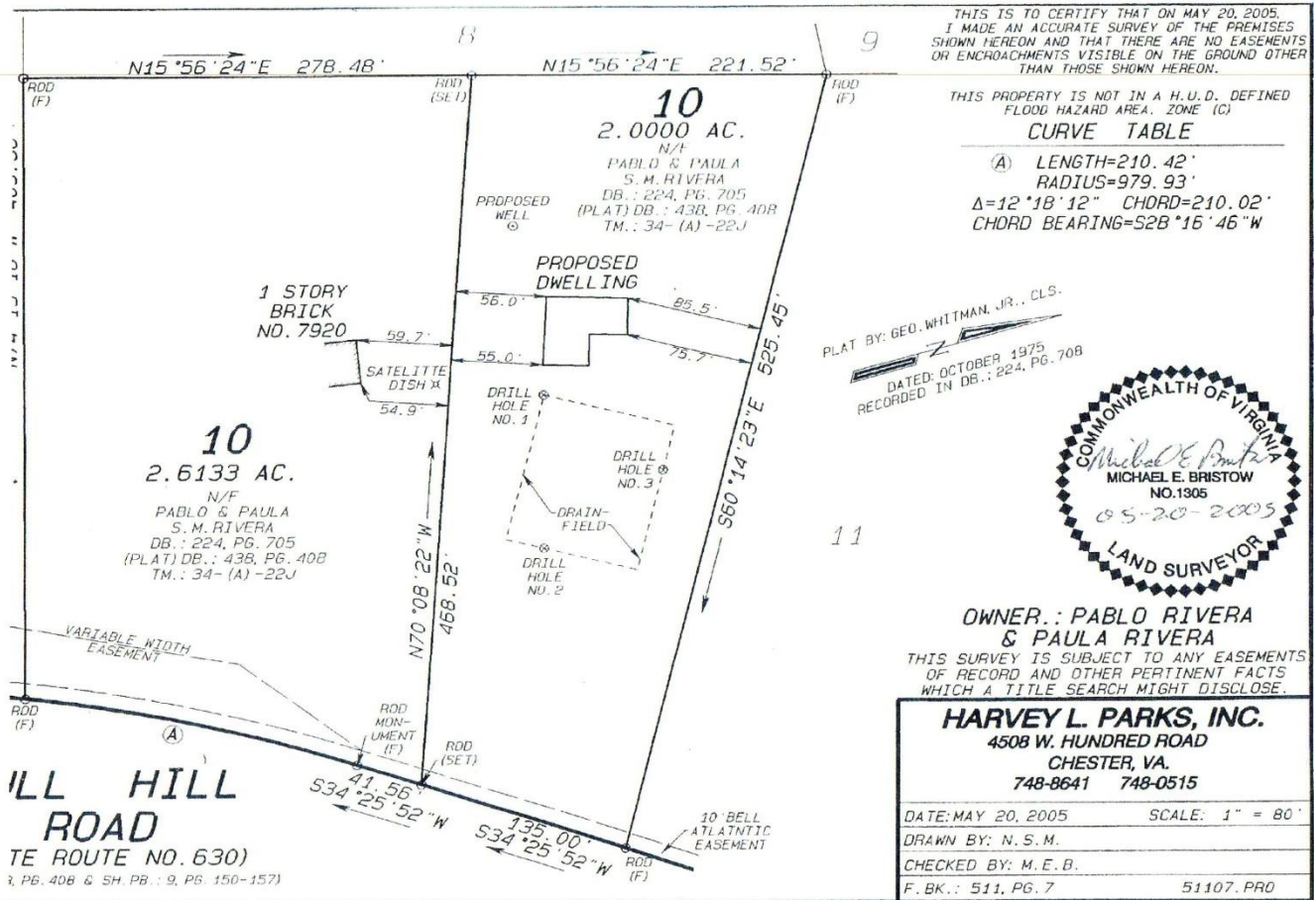
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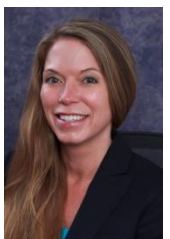
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7900 Bull Hill Rd - Prince George, VA 23875

3 Bedrooms, 2 Full Baths
MLS: 1412936

This chalet brick home was completed 8/2011 and is on 2 acres with a 3 car garage, a metal garage, 3 bedrooms, 2 full baths, a utility room, 2,400 sf. full basement, and an apartment rough-in. The main level kitchen has tile floors, wood cabinets, double oven, dishwasher, island cook top, and double sink. The master has carpet, cathedral ceiling, walk-in closet and French doors where an additional deck can be built.

Purchase Price: \$415,000
Annual Taxes: \$2,586
Annual Insurance (Estimated): \$789

Agent Contact Information:
Dawn Sclater Lic #: 0225185466
Sunshine Realty Group LLC
(804) 307-8686 office
dawn.sclater@gmail.com



Additional Details:

MLS #: 1412936
Bedrooms: 3
Bathrooms: 2 Full
Type: Residential-Detached
County: Prince George
Elem. School: Walton
Middle School: Moore
High School: Prince George
Sub Div.: None
Year Built: 2011
Square Footage: 2400

For informational purposes only: Sunshine Realty Group LLC is not a mortgage lender. Contact Fidelity Bank directly for more information about mortgage products and your eligibility.

Housing Payment Information			
Payment Details	30 Yr Fx	7/1 ARM	VA30F
Down Payment	5.00 %	5.00 %	0.00 %
Loan Amount	\$394,250	\$394,250	\$423,923
Interest Rate	4.250%	3.500%	3.750%
APR	4.720%	3.570%	3.770%
Points	0.000	0.000	0.000
Principal & Interest*	\$1,939.47	\$1,770.36	\$1,963.25
Taxes / Insurance	\$281.24	\$281.24	\$281.24
Mtg. Insurance (MI)	\$229.98	\$229.98	\$0
Total Est Monthly Pmt.**	\$2,450.69	\$2,281.58	\$2,244.49

For more information, please contact:



FIDELITY BANK
MORTGAGE

Aimee Waltz
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21525 Ridgeway Circle, Suite 250
Sterling, VA 20166
(703) 468-4004 office
(703) 475-7175 cell
a.waltz@fionbank.com
www.a.waltz.fionbankmtg.com



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These products and interest rates are subject to change at any time due to changing market conditions. Actual rates available to you may vary based upon a number of factors. Payments noted are monthly and are estimated and as a result, your actual monthly payments may be higher. Loans subject to normal credit approval criteria.

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