



**Status:** ACTIVE

**MLS#:** FQ7746945

**Postal City:** Warrenton

**Class:** Residential

**Listing Type:** Excl. Right

**Legal Subdiv:** HIGHLANDS OF WARRENTON P

**Advertised Subdiv:** HIGHLANDS OF WARRENTON P

**Model Name:**

**Tax ID:** 6984-58-9005

**Age:** 13

**Style:** Colonial

**Address:** 51 MORTON RDG

**County/State:** FAUQUIER, VA

**Election District:** 10

**Inc. City/Town:** WARRENTON

**Date Avail:** 02-Jan-2012

**ADC Map:** 26B4

**Area:** 23-1

**Tax Year:**

**Tot Sqft - Fin:** 1,920

**TH Type:** End

**List Price:** \$1,325

**Zip Code:** 20186-2635

**Ownership:** Fee Simple, Rental

**TBM Map:**

**Lot AC/SF:** 0.06/2,553

**HOA Fee:** \$30.00 / Monthly

**C/C FEE:** /

**# Levels:** 3

**# Fireplaces:** 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
<b>Bedrooms:</b>	2	0	2	0	0	0	ES:
<b>Full Baths:</b>	2	0	2	0	0	0	MS:
<b>Half Baths:</b>	2	1	0	0	1	0	HS:

**Room List:** Living Room, Bedroom-Second, Bedroom-Third, Kitchen, Recreation Rm, Foyer, Bedroom-First

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	16 x 16	Main	Wood	
Bedroom-First	16 x 11	Main	Carpet	
Bedroom-Second	14 x 11	Main	Carpet	
Bedroom-Third	14 x 12	Lower 1	Carpet	
Kitchen	15 x 14	Main	Vinyl	
Recreation Room	18 x 11	Lower 1	Carpet	
Foyer			Wood	

**Main Entrance:** Living Room

**Interior Style:** Floor Plan-Traditional

**Dining/Kitchen:** Kit-Table Space, Eat-In Kitchen

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Range hood, Stove, Washer

**Amenities:** MBR-BA Full, W/W Carpeting, Walk-in Closet(s), Wood Floors

**Property Condition:** Shows Well

**Security:**

**Windows/Doors:**

**Walls/Ceilings:**

**Basement (Y/N):** Yes

**Basement Type:** Full, Fully Finished, Improved

**Basement Entrance:** Inside Access

**Handicap:** None

**Unit Description:**

**House Dimensions:**

R-Factor Basement:  
Tot Sqft - Fin: 1,920

R-Factor Ceiling:  
Above Grade Fin/Unfin:1,280 /

R-Factor Walls:  
Below Grade Fin/Unfin: 640/  
Tax Living Area: 1,280

**DIRECTIONS:** Warrenton: Walker Drive to turn onto Highland Town Lane to Right on Morton Ridge to 51 Morton Ridge

**AGENT REMARKS:** Gorgeous end unit town home with 3/2 bedrooms, 2 full and 2 (1/2) baths with 3 finished levels. Large eat-in kitchen with full line of appliances, large bedrooms, full finished lower level plus fenced rear yard. Two parking spaces included. Dogs considered on a case-by-case basis. NO CATS permitted. Henley Management Application Required...In DOCUMENT section.

**INTERNET REMARKS:** Gorgeous end unit town home with 3/2 bedrooms, 2 full and 2 (1/2) baths with 3 finished levels. Large eat-in kitchen with full line of appliances, large bedrooms, full finished lower level plus fenced rear yard. Two parking spaces included. Dogs considered on a case-by-case basis. NO CATS permitted.

**EXTERIOR**

New Construction: No  
Buiding Sites/Lots:

Builder Name:  
Lot Dimensions:

Lot Sqft: 2,553  
Lot Acreage: 0.06  
Total Units:

Soil Type:

Exterior:

Exterior Construction: Vinyl Siding

Lot Description:

Other Structures: Above Grade, Below Grade

Roads:

Roofing:

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Wooded Acres:

Fenced Acres:

**PARKING:** Assigned

Type of Garage:

# Garage Spaces:

# Assigned Spaces: 2

Type of Carport:

# Carport Spaces:

Parking Block/Square:

Parking Inc in List Price:

Parking Lot:

Parking Space #: 51

Parking Inc in Sale Price:

**UTILITIES**

Heating System: Forced Air

Heating Fuel: Natural Gas

Cooling System: Ceiling Fan(s), Central A/C

Cooling Fuel: Electric

Hot Water: Natural Gas

Sewer/Septic: Public Sewer

Water: Public

Metering:

TV/Cable/Comm: Cable-Prewired, CATV/Dwelling, Udgrd Utils

**FARM:** No

**WATER:** No

**VACATION:** No

**FINANCIAL INFORMATION**

Lease Clause: Carpet Cleaning, Deflea/Detick Clause, LB Application, LB Lease, No Smokers, Pets-Allowed, Pets/Owner

Tenant Responsible: All Utilities, Frz Wtr Pipe Dmg, Gutter Cleaning, Insurance, Lawn/Tree/Shrub Care, LBulbs/Filters/Fuses/Alarm Care, Window/Screens

Rent Includes: Parking, Trash Removal

Rent Special: Prop Mgt Rental, Unfurnished

Security Deposit: \$1,325

Pet Deposit: \$300

Processing Fee: \$35

Date Available: 02-Jan-2012

Move In Fee: \$0

Elevator Use Fee: \$0

Min Lease: 12

Pets Allowed: Case by Case

Repair Deductible: \$0.00

Max Lease: 12

Project Approved:

Possession:

Tenants Rights: Owner Occupied

Current Financing/Loan:

New Financing:

Cash to Assume:

Owner/Private Finance:

Interest Rate:

Years:

Amortized Years:

Balloon- # of Years:

Annual Rent Income:

Rental Year:

Special Assessment:

Remaining Yrs:

Special Assessment 2:

Remaining Yrs:

Condo/Coop Fee: -- Frequency:

HOA Y/N: Yes

HOA Fee: 30.00 -- Frequency: Monthly

HOA/Condo/Coop Community Amenities:

HOA/Condo/Coop Rules:  
 HOA/Condo/Coop Fees Include:  
 HOA/Condo/Coop Management:

**LEGAL INFORMATION**

Lot: 84	Block/Square:	Section:	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code: PD
Master Plan Zoning:	Historic Designation ID:		Tax Map #: 6984-58-9005-000
Contract Info:			
Disclosures: None			
Documents:			
Special Permits:			

**OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION**

Owner 1 Name: Roden-Reynolds	Home #:	Office #:
Showing Contact 1: GO SHOW VACANT	Home #:	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Lockbox-Sentrilock		
Show Time: 10 AM-	Show Days:	
Prop Mgmt Company: HENLEY MANAGEMENT REALTY, INC	Office Phone: (540) 341-4350	Fax#: (540) 341-8753
Prop Mgr's Name: DONALD KHOURY	Phone:	

**LISTING AGENT/BROKER/COMPENSATION**

Listing Agent: DON KHOURY , ID: 3015753	Home: (540) 341-4350	Home Fax: (540) 341-8753
Cell Phone:	Agent Office: (540) 341-4350	Voice Mail: x
Agent Email: info@realestatephd.com	Pager:	
<b>Company:</b> Henley Management Realty, Inc., HMRI1		Office: (540) 341-4350
Address: 5440 Old Alexandria Tpke, Warrenton, VA 20187		Fax: (540) 341-4326

Sub-Agent Comp: 0%	Buyer-Agent Comp: .25%	Add'l Comp:	
Dual Agency: No	Variable Rate Comp: No	Desg Rep: No	
List Date: 01-Jan-2012	Update Date: 01-Jan-2012	Update Type: OTHER	Off Mkt Date:
Orig Price: \$1,325	Prior LP:	Days on Mkt MLS:: 12	Days on Mkt Property: 12
Photo Option: Lister will Submit All		Total Photos: 17	Advertising: IDX-PUB

