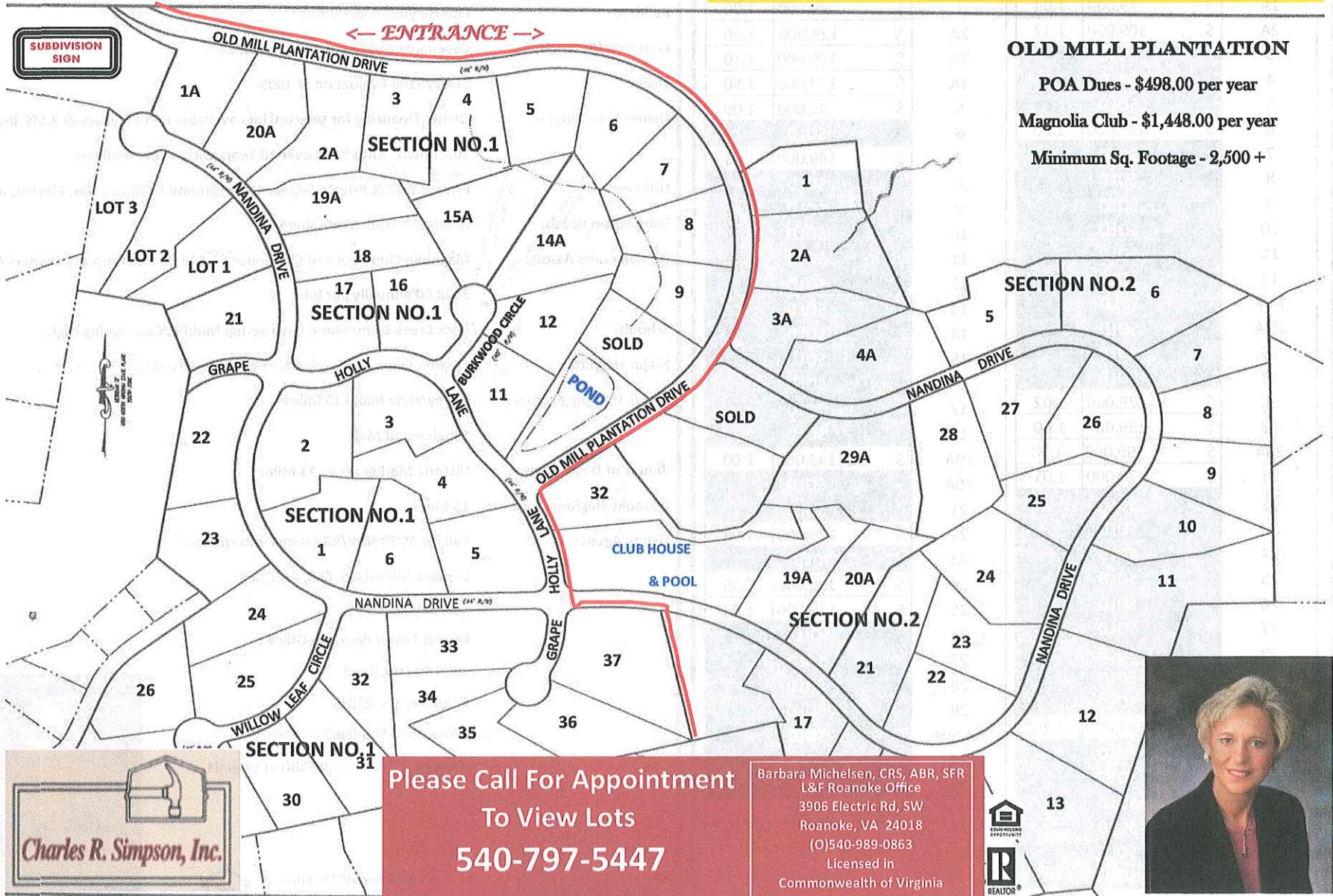


# Old Mill Plantation



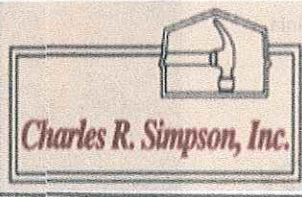
**Presented By:**  
**Barbara Michelsen, CRS, ABR, SFR**  
 540-797-5447  
 oldmillplantation.com

LONG & FOSTER  
 REAL ESTATE



## OLD MILL PLANTATION

POA Dues - \$498.00 per year  
 Magnolia Club - \$1,448.00 per year  
 Minimum Sq. Footage - 2,500 +



**Please Call For Appointment  
 To View Lots  
 540-797-5447**

Barbara Michelsen, CRS, ABR, SFR  
 L&F Roanoke Office  
 3906 Electric Rd, SW  
 Roanoke, VA 24018  
 (O)540-989-0863  
 Licensed in  
 Commonwealth of Virginia



*\*Prices Subject to Change. Please Call Agent to Confirm.\**

*\*Information deemed Reliable, but not Warranted.\**

## LOT INFORMATION

SECTION 1			SECTION 2		
Lot Number	List Price	Acreage	Lot Number	List Price	Acreage
1A	\$ 79,000	1.04	1	\$ 99,000	1.00
2A	\$ 109,000	1.17	2A	\$ 129,000	1.56
3	SOLD		3A	\$ 139,000	1.10
4	SOLD		4A	\$ 129,000	1.50
5	SOLD		5	\$ 99,000	1.00
6	\$ 125,000	1.20	6	SOLD	
7	SOLD		7	\$ 149,000	1.09
8	SOLD		8	SOLD	
9	SOLD		9	SOLD	
10	SOLD		10	SOLD	
11	SOLD		11	SOLD	
12	SOLD		12	SOLD	
14 A	SOLD		13	SOLD	
15 A	SOLD		14	SOLD	
16	SOLD		15	SOLD	
17	SOLD		16	SOLD	
18	\$ 129,000	1.02	17	SOLD	
19	\$ 129,000	1.00	18	SOLD	
20A	\$ 99,000	1.18	19A	\$ 149,000	1.00
21	\$ 129,000	1.01	20A	SOLD	
22	SOLD		21	SOLD	
23	SOLD		22	\$ 129,000	1.08
24	SOLD		23	SOLD	
25	SOLD		24	\$ 129,000	1.55
26	SOLD		25	\$ 129,000	1.03
27	SOLD		26	SOLD	
28	SOLD		27	SOLD	
29	SOLD		28	SOLD	
30	SOLD		29	SOLD	
31	\$ 144,000	1.20	30A Spec	SOLD	
32	SOLD		31	SOLD	
33	SOLD		32	SOLD	
34	SOLD		POOL & CLUBHOUSE		
35	SOLD				
36	SOLD				
37	SOLD				

## GENERAL INFORMATION

**Directions:** Route 419 to Route 221 South (Brambleton Ave)  
5 miles to Old Mill Plantation

**Builder:** Choose your own builder

**Contracts/Restrictions:** Covenants and Restrictions available

**Taxes:** \$1.09/\$100-Evaluation at 100%

**Owner Financing:** Owner Financing for selected lots available up to 5 years @ 2.5% Interest,  
10% down, Amortized over 30 Years with 5 Year Balloon.

**Utilities:** Private Well & Private Septic. Underground Utilities - Gas, Electric, and Cable

**Subdivision Roads:** Roads are State Maintained

**Homeowners Assoc.:** Magnolia Club Pool and Clubhouse \$1,448.00 and Property Owners Association  
\$498.00 annually per lot.

**Schools:** Back Creek Elementary, Cave Spring Middle, Cave Spring High

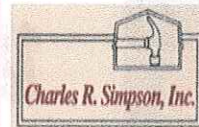
**Major Hospital:** Carilion Clinic and Lewis Gale Hospital - 10 miles

**Major Shopping center:** Valley View Mall - 15 Miles  
Tanglewood Mall

**Center of Downtown:** Historic Market area - 11 Miles

**Roanoke Regional Airport:** 15 Miles

**Listing Agent:** Call for assistance/additional information:  
Barbara Michelsen, CRS, ABR, SFR  
Call: 540-797-5447  
Long & Foster Roanoke Office  
3906 Electric Road  
Roanoke, VA 24018  
Office: 540-989-0863  
Licensed in Commonwealth of Virginia



Disclaimer: All Lot Prices  
Are Subject To Change

