

# Old Mill Plantation

## GENERAL INFORMATION

<b>Developer/Builder:</b>	Charles R. Simpson, Inc., 540-774-3407, Ext. 102
<b>Directions:</b>	Route 419 to Route 221 South (Brambleton Avenue) 5 miles to Old Mill Plantation.
<b>Lockboxes:</b>	On all homes for sale, as needed
<b>Contracts/Restrictions:</b>	Covenants and Restrictions available
<b>Taxes:</b>	\$1.09/\$100-Evaluation at 100%
<b>Closing Cost:</b>	Closing Costs for lots paid by Charles R. Simpson, Inc: Settlement & Review Fees, Title Examination, Purchasers Recording Cost of Land. All other closing costs to be paid by Purchaser. Closing to be held at Century Title Services, Inc.
<b>Owner Financing:</b>	Owner Financing for lots available up to 5 Years @ 3.99% Interest, 10% Down, Amortized over 30 Years with 5 Year Balloon. Can be converted to Construction Loan, if Charles R. Simpson, Inc is the Builder.
<b>Utilities:</b>	Private Well & Private Septic Underground Utilities - Gas, Electric and Cable
<b>Subdivision Roads:</b>	Roads, Curbs, and Gutters to be State Maintained
<b>Homeowners Association:</b>	Magnolia Club Pool and Clubhouse \$750 and Property Owners Association \$506 annually per lot
<b>Closings:</b>	Century Title Services, Inc., Doug Wilson
<b>Listings Agent:</b>	Call for assistance/additional information: Barbara Michelsen, CRS, ABR, Long & Foster REALTORS - 540-797-5447
<b>Convenient Location: Schools:</b>	Back Creek Elementary, Cave Spring Middle, Cave Spring High
<b>Major Hospital:</b>	Carilion Clinic and Lewis Gale Hospital
<b>Major Shopping Center:</b>	Valley View Mall Tanglewood Mall
<b>Center of Downtown:</b>	Historic Market Area
<b>Roanoke Regional Airport</b>	



**Disclaimer:**  
All Lots Prices are  
Subject To Change

INFORMATION DEEMED RELIABLE, BUT NOT WARRANTED

