


249 Rockspring Ln , Buena Vista , VA 24416	Residential/Farm - Residential - Active	Price: \$ 899,000 - MLS#: 133009		
	<b>Bedrooms</b>	7	<b>Area</b>	Rockbridge
	<b>Baths</b>	6	<b>Property Name</b>	Rockspring Farm
	<b>Half Baths</b>	1	<b>Subdivision Y/N</b>	No
	<b>Rooms</b>	8	<b>Zoning</b>	Agricultural
	<b>1st FI Fin SF Apx</b>	1842	<b>Zone</b>	SE
	<b>2nd FI Fin SF Apx</b>	1036	<b>Tax Map#:</b>	89 A 40A
	<b>Unfinished SF Apx</b>	0	<b>Taxes \$</b>	\$ 5,500
	<b>Total Fin SF Apx</b>	8378	<b>Deed Book</b>	DB2010 0001625
	<b>POA Y/N</b>	No	<b>County</b>	Rockbridge
	<b>Total Acres Apx</b>	20.00	<b>Guest House</b>	Yes
<b>Elem. School:</b> Central		<b>Guest House SqFt</b>	5,500.00	
<b>Middle School:</b> Maury River		<b># Guest House Bedrooms</b>	3.00	
<b>High School:</b> Rockbridge Co		<b># Guest House Baths</b>	5.00	

**Legal:**20 acres & improvements as per DB2010001625  
**Directions:** From Rt. 60 East of I-81, take Forge Rd South to Left onto Paxton House Ln. Take a Right on Rockspring Ln (just before the Cemetery), and go all the way to the end of the Lane.

**Remarks:** Rockspring Farm is located on 20 park-like acres in the foothills of the Blue Ridge Mountains. Blue Ridge views. Tree-lined entry. Convenient to I-81 and I-64, this versatile property offers comfortable living in a beautifully maintained 1860 plantation house, and space for gatherings, guests, and activities in a newly constructed 5,500 sq ft post and beam Gathering Center. Private. Beautiful wrap-around deck. Property includes raised bed gardens, fruit trees, spring-fed pond (with ducks), stream, fenced paddocks, versatile barn/storage. Plenty of parking for workshop participants. Apartment on the ground level of the Gathering Center. Above ground pool with surrounding deck. Property Appraised in 2016 for \$1,250,000.

<b>Year Built</b>	1860	<b>1st Floor Mstr Bdrm</b>	No	<b>Guest House</b>	Yes
<b>Conservation Esmnt</b>	No	<b>Yard Sign</b>		<b>Historic Property</b>	Yes
<b>Road Maint Agrmnt</b>	No	<b>Road Maint Amt</b>		<b>Plat Y/N</b>	Yes

<b>Current Use:</b> Residential	<b>Style:</b> Two Story; Other: Historic 1860	<b>Room Name</b>	<b>Level</b>	<b>Description</b>	<b>Length</b>	<b>Width</b>
<b>Best Use:</b> Residential	<b>Flood Zone:</b> Other: None	Bedroom	First		11â€™™6â€™	15â€™™4â€™
<b>Road Frontage:</b> Gravel Road; State Road	<b>Roof:</b> Metal	1				
<b>Exterior:</b> Cedar	<b>Basement:</b> Cellar; Crawl Space; Interior Access; Walkout	Bedroom	Second	incl private bath, closet	12â€™™	16â€™™7â€™
<b>Floor:</b> Tile; Wood	<b>Garage:</b> Detached; Double; Opener; Storage; Workshop	1	Basement		11â€™™10â€™	9â€™™4â€™
<b>Heat:</b> Electric; Forced Air; Heat Pump(s); Oil; Wood Stove	<b>Attic:</b> Unfinished	Bedroom	Second	incl private bath, closet	18â€™™	10â€™™
<b>Cooling:</b> Central Cooling	<b>Fireplace:</b> 3 or More; Stone; Wood Stove; Other: wood burning	2				
<b>Water Heater:</b> Electric	<b>Fireplace Loc:</b> Den; Family Room; Kitchen; Master Bedroom; Other: Bedrooms	3	Second		14â€™™0â€™	16â€™™1â€™
<b>Surface Water:</b> Creek/Stream; Pond; Spring	<b>Documents Available:</b> Disclaimer; Lead Paint; Plat	4	Second		17â€™™1â€™	16â€™™1â€™
<b>Covenants:</b> No Restrict Covenant	<b>Buildings:</b> Barn(s); Equipment Shed; Garage; Garden Shed; Workshop; Horse Barn	Apartment	Basement	w/kitchen, bath, BRm, TV room	25â€™™6â€™	19â€™™2â€™
	<b>Fencing:</b> Split Rail; Wood; Woven	Den	Second	Private sitting/tv area , skylight	25â€™™6â€™	18â€™™2â€™
	<b>Possession:</b> Closing	Dining Room	First		20â€™™1â€™	11â€™™11â€™™
	<b>Water:</b> Well	Eat In Kitchen	Basement		13â€™™6â€™	13â€™™1â€™
	<b>Sewer:</b> Existing Septic; Engineered Septic	Great Room	First	wood flr; almost 1,600 sq ft.		
		Kitchen	First	1860 stone fireplace & wood cook stove	14â€™™3â€™	27â€™™0â€™
		Kitchen	First	opens to Great Room with Dining Area	12'	24'
		Living Room	First		16â€™™2â€™™	16â€™™4â€™
		Master Bedroom	Second	w/bath	14â€™™8â€™	11â€™™7â€™
		Bedroom		10â€™™7â€™ x 5â€™™2â€™, wood flr		
		Office	First		16â€™™2â€™	17â€™™1â€™
		Work Room	Basement	Exercise Room	18â€™™6â€™	24â€™™
		Full Bath	First	with copper tub	11â€™™8â€™	9â€™™8â€™
		Other	Basement	2-bay garage	20â€™™5â€™	19â€™™2â€™

**Features:** Apartment; Ceiling Fan(s); Fireplace; Guest Quarters; Patio-Front; Porch-Front; Porch-Side; Satellite Dish; Security Lighting; Shed; Smoke Detector; Storage Building; Storm Windows-Partia; Swing Set; Thermopane Windows; Wood Stove; Workshop; View - Mountains; View - Valley; View - Panoramic  
**Appliances:** Dishwasher; Dryer; Ice Maker; Oven; Refrigerator; Smoke Detector; Trash Compactor; Washer; Wood Stove; Garage Door Opener; Electric Range  
**Interior Features:** Book Shelves; Breakfast Area  
**Exterior Features:** Outdoor Barbeque; Barn; Covered Porch; Deck; Fenced Yard; Formal Garden; Garden Space; Nat Gas Line Outdoor; Gazebo; Greenhouse; Patio; Above-Ground Pool; Storage Shed; Sunrise View; Sunroom; Sunset View; Workshop; Porch; Guest Quarters  
**Energy Features:** Wood Stove  
**Topography:** Mixed; Pasture; Open; Rolling; Secluded; Views; Woods  
**Showing Instructions:** Occupied



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