

**Residential - Proposed Detached**



**MLS #** 629074 **Status** ACT  
**Address** 8 VISTA HEIGHTS DR  
 RUCKERSVILLE VA 22968  
**Area** 010 Greene  
**Subdivision** VISTA VIEW  
**# Beds** 5  
**# Baths F/H** 3 / 1  
**# of Acres** 2.00  
**Name of Prop** The Rehoboth  
**Year Built** 2022  
**Design** Farm House  
**Garage/Park** Attached, Auto Door, Electric...  
**Taxes** \$4,753.00 / 2022  
**Deed Bk/Pg#** /  
**Parcel ID** 39 6 8  
**Elem School** Greene Primary  
**High School** William Monroe  
**Update Date** 4/15/2022

Type	PRDET	LP\OLP	\$699,900	\ \$699,900
		(Fin)	(UnFin)	Total
Lot 8	(AG)	2,985	0	2,985
	(BG)	0	1,320	1,320
	(GarAG)		487	487
	(GarBG)		0	0
	(DepAG)			0
	(DepBG)			0
	Totals	2985	1,807	4,792
	Source	Builder		

**Legal Desc** Vista View Lot 8 2.0 AC  
**Exterior** Stone, Hardie Plank  
**Foundation** Poured Concrete  
**Roof** Architectural Style  
**Heating** Propane  
**Air Conditioning** Central AC, Heat Pump  
**Basement** Yes  
**Water** Individual Well  
**Sewer/Septic** Septic Tank  
**Lot Features** Private Road  
**Fireplace** Gas, One  
**Fireplace Location** Family Room  
**Laundry** Dryer Hookup, Washer Hookup

**Structure-Floors** Carpet, Ceramic Tile, Hardwood  
**Structure-Window /Ceiling** 9' Ceilings, Insulated Windows, Tilt Sash Windows, Vinyl Clad Windows  
**Structures-Deck /Porch** Porch - Front  
**Kitchen Appliances /Feat** Dishwasher, Gas Range, Island, Microwave, Pantry, Recessed Light, Refrigerator  
**Kitchen Cabinets /Counters** Granite, Wood Cabinets  
**Structure-Security** Carbon Monoxide Detector, Smoke Detector(s)  
**Water Property Pool** None

**DOM/CDOM** 151 / 151  
**Level** 2 Story  
**Div Rights**  
**New ?** Y  
**Historic**  
**Basement** Y  
**Middle** William Monroe  
**Other School**  
**Kickout?**  
**Garage** Yes  
**Attached** Yes  
**Garage # Cars** 2.00  
**Carport # Cars**  
**Association** HOA  
**Association(s) Fees \$** 0  
**Association Frequency**  
**Assn Setup/Transfer Fees** 0  
**Assn Setup/Trans Fee Type**  
**Road Maint** 0  
**New Construction** Yes  
**Proposed Completion Date** 12/19/2022  
**Builder** TRUE LIVING  
**Short Sale**  
**Recording Device in Property** No

Room #	Description	Level	Dimensions
Room 1	Foyer	1	
Room 2	Home Office	1	
Room 3	Family Room	1	
Room 4	Kitchen	1	
Room 5	Living Room	1	
Room 6	Half Bath	1	
Room 7	Mud Room	1	

Room #	Description	Level	Dimension
Room 8	Master Bedroom	2	
Room 9	Master Bath	2	
Room 10	Bedroom	2	
Room 11	Bedroom	2	
Room 12	Bedroom	2	
Room 13	Mud Room	1	
Room 14	Full Bath	2	

Room #	Description	Level	Dimensions
Room 15	Full Bath	2	
Room 16	Laundry	2	
Room 17	Loft	2	
Room 18			
Room 19			
Room 20			
Room 21			

**Property Included**

**Property Excluded**

**Directions** From Ruckersville, take 29N, left on Fredericksburg Road, Left on Vista View Heights, Lot on left.

**Public Remarks** Cottage Style home in Vista View. To be built, the Rehoboth Floor Plan offers views the Blue Ridge Mountains, 1st floor master, gourmet kitchen with granite counters, family room with gas fireplace, 9 ft ceilings, additional 2 beds and bath upstairs, unfinished basement plumbed for additional bath, sideload 2 car garage. Less than 30 minutes to Downtown Charlottesville or 35 minutes to Culpeper.

**Agent Remarks** Commission paid on base purchase price. Other lots available. Must use builders contract. Builder contact: Jim Curtiss, 540-661-2259, offsite sales.

**Sales Price** **Contract Date** **Misc. Seller Credits** **Closed Date**  
**How Sold** **Foreclosure** **Seller Concession** **Sell Team**  
**Selling Agent** **Selling Office**  
**Co-Selling Agent** **Co-Selling Office**

**List Office** K1142 **NEST REALTY GROUP** **OFC:** 434-566-0121 **Owner**  
**List Agent** MATTHEW WOODSON **CELL:** 434-960-5187 **List Agent - License ID** 0225083910 **OwnPh**  
**Co-Off** **Co-Agt** **Occ/Ph**  
**BA** % **LstSrcv** EXCRS **LkBxLoc** **Show** See Agent Notes  
**LkBx** N **LkBxDt** **Serial #** **LD** 4/15/2022 **ED**  
**Docs** CC&R's, Plat **Discl** Exempted

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and ...  
 Prepared by **MATTHEW WOODSON** of **NEST REALTY GROUP** on **09/13/2022**