



**Four Star Realty, Inc.**  
**14016 Spotswood Trail**  
**Elkton, VA 22827**  
**Office: 540-298-0280**  
**Fax: 540-298-0284**



**Tom Schroeder,**  
 Associate Broker, 540-578-0385



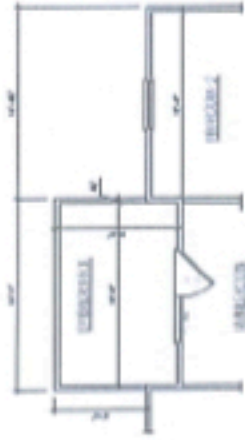
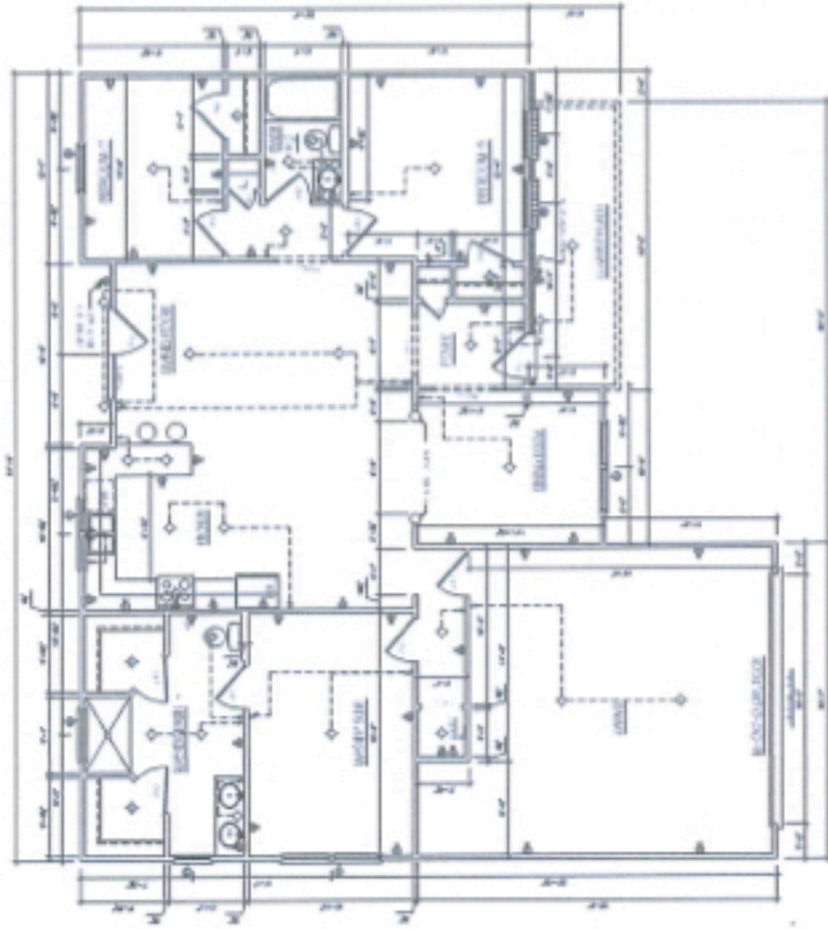
**Home Features & Upgrades**

- ★ Double Hung Vinyl Tilt Windows
- ★ 30 Year Dimensional Shingles
- ★ 12' x 8' Rear Deck with Composite Decking
- ★ Brick and Stone Construction
- ★ Cathedral Ceiling in Living Room
- ★ Hardwood Flooring in Living Room, Dining Room, Hallway & Kitchen
- ★ Ceramic Tile in Bathrooms, Laundry & Foyer
- ★ Concrete Driveway
- ★ Home will be handicap accessible
- ★ Building Allowances:
  - ★ \$5.50 per sq ft for hardwood flooring
  - ★ \$2.50 per sq ft for carpet
  - ★ \$4.50 per sq ft for ceramic tile
  - ★ \$7,500 for Kitchen Cabinets
  - ★ \$3,000 for Appliances
  - ★ \$1,800 for Lighting

MLS# 548543	Location: 14568 Beatty Drive Elkton, VA 22827		Area: 196 – NE	
\$ 255,700			Zoned: R-4	
BR: 3 BA: 2	Finished Square Feet: 1480		B: 1: 1480	2:
Lot: 8224 SF	Age: 2016	Range: Yes	Room	B 1 2
Style: Ranch	Cond: New	Ref: Yes	Foyer	X
Const: Frame	SW: SD:	DW: Yes	Liv. Rm	X
Bsmnt: Crawl	Roof: Comp	Air: Ht. Pump	Din. Rm	X
Heat: New	Fireplace: No	Water: Town	Kitchen	X
Taxes:	Garage: 2-car	Sewer: Town	Fam. Rm	
Directions: From Elkton, Rt. 33 West, through light at FoodLion, Make Right on Downey Knolls Drive, Follow to end, Make Left on Beatty Drive. Watch for Sign.			Utility	X
			Bed	3
			Bath	2
Legal Description: Lot 24 Section 1 Downey Knolls Subdivision				
Tax Map # : 130G-(2)-L24		Elem: Riverbend		
Type Listing: Exclusive DB: PG:		Middle: Elkton		
Owner: Swift Run Building & Excavating		H. Schl: East Rockingham		
Occupant: Vacant		Possession: Closing		
Agent: Tom Schroeder phone: 540-578-0385		Sign: Yes		Lockbox: No
Show: Anytime - Under Construction		Code to SA: 2.5%		
Website: FourStarRealty.biz DowneyKnolls.com		E-mail: info@fourstarrealty.biz		



SWIFT RUN BUILDING & EXCAVATING  
 14568 BEATTY DRIVE, ELKTON, VA 22827  
 (540) 578-0385  
 WWW.SWIFTRUNBUILDING.COM



EXTERIOR DOOR LOCATION

WIREON SCHEDULE			
NO.	SIZE	QTY	QTY
A	4'x6'x20'	400	1
B	24'x15'x0-9"	200	5
C	24'x15'x0-8"	200	1
D	24'x15'x0-7"	200	1
E	24'x15'x0-6"	200	1
F	24'x15'x0-5"	200	1

BUCHANAN FLOOR PLAN  
 SWIFT RUN BUILDING & EXCAVATING, LLC  
 5-10-2016

PROJECT NO.	
DATE	
BY	
CHECKED BY	
SCALE	
TITLE	BUCHANAN FLOOR PLAN