

**Brian W. Chase and The Chase Team**  
**Wintergreen Resort Premier Properties**

**Residential - Detached**

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**MLS#:** 495093md **Stat:** ACT **Typ:** DET  
**Addr:** 54 HICKORY SPRING RD (AUGUSTA)  
 WINTERGREEN (AUGUSTA), VA 22958  
**VSH#:** WPI  
**Area:** 03 Augusta  
**Subdiv:** WINTERGREEN MOUNTAIN VILLAGE  
 (AUGUSTA)  
**BedRms:** 7  
**BathsF/H:** 4/0  
**Acres:** 0.50  
**PropNm:** ROUGHIN IT  
**YrBlit:** 2006  
**Design:** Crftsmn  
**GarPrk:** None  
**Tax/Yr:** \$2,227/2011  
**Deed Bk: Page#:**  
**Parcel ID:**  
**ElemSch:** StuartsDraft  
**High:** StuartsDraft  
**Legal:** PRYORS CAMP I LOT 42 WITH WPI RIGHT  
 OF MEMBERSHIP  
**Dir:** Enter resort and take Wintergreen Drive past Mt. Inn to the end. Right on  
 Laurel Springs. Second left on Hickory Springs. Second house on right with  
 lots of parking.  
**DtMod:** 01/27/2012

<b>ListPrice:</b>	\$649,000		
	(Fin)	(UnFin)	Total
(AG):	1650	0	1650
(BG):	1650	100	1750
Garage:	0	0	0
Totals:	3300	100	3400
SFSrc:	BLDR		

**Style:** 2 Story  
**DivRights:**  
**New?:**  
**Historic:**  
**Basemnt:** Y  
**Middle:** StuartsDraft  
**OthrSch:**  
**Zone:**

**Remarks:** Gorgeous 3300sf, 7BR/4BA Mt home built in 2006 by Mennonite craftsmen of Solid Rock. Perfect for family gatherings. Well cared for in Resort rental program with \$40-50K/yr revenue. Wood & Travertine floors; Hickory cabinets, Granite & Stainless steel appliances in Kitchen. Well-proportioned rooms. Within walking distance of ski shuttle, Wintergarden Spa & restaurants. Private deck with no other homes in sight when trees leaf out. Furniture, appliances & electronics convey. WPI Right included.

<u>Room Type</u>	<u>Lvl</u>	<u>Dimnsns</u>	<u>Fndatn:</u>	<u>Siding:</u>	<u>Wdws:</u>	<u>Heat:</u>
Foyer	1		ConcreteBk	FiberCemnt	Casemt, Scrns	Elec, FrdAir, HtPmp
Kitchen	1		ArchShgl	DryWall	High, Vault/Cath	Cool: CentralAC, HtPmp
GreatRm	1		Floors:	Carpet, CerTile, Hardwd, Stone	Doors:	Ext/Insul
DiningRm	1		Porch:	Deck, Porch	Basmnt:	Finished, WalkOut, Windows
MudRm	1		Depend:	None	Secure:	Deadbolts, SmkDetectr
Laundry	1		Kitchn:	BrkfstBar, Pantry, RecssdLght	KitCab:	Wood KitCntr:Granite
MstrBR	1		Applnc:	DishWshr, Disposal, Dryer, ElecRng, Microwave, Refrig, Washer		
FullBath	1		Lndry:	Cabinets		
Bedroom	1		Bath:	AttchMstrBth, CeramicTile, DbIVanities, Whirlpool/Jet		
Bedroom	1		Firepl:	GasLogs, Stone	FrplLoc:	Basemnt, GrtRm
FullBath	1		Misclnt:	Blt-inBkcase, CeilingFan, Wk-inCloset, WetBar		
RecRm	B		Amenit:			
BilliardRm	B		Yard:	NearlyLvl, Private, Wooded, NativeSpec		
ButlerPantry	B		Land:	NearlyLvl, Wooded	Fence:	
Bedroom	B		Frmlmp:	Animal: FarmRem:		
Bedroom	B		Access:	DeadEnd, Cul-de-sac, Paved	Drive:	Gravel
Bedroom	B		View:	Woods	WatPrp:	None
Bedroom	B		Eco Cert:			
FullBath	B		HOAI ncl:			
FullBath	B					
UtilityRm	B					

**#FP:** 2 **Attic:** **Pool:** **Water:** PWTR**Sewer:** PSEW**Utilities:** ElecUndrgrnd, CableToArea, DSLAvail **Gas:** LPCntl**Ht:** Y**CntIAC:** Y  
**Gar:** N **#CarGar:** Carport:N**#CarCprt:** **Fence:** **Histr:** **HOA:** Y **HOAAct:** **HOAAmt:** \$1422/yr  
**RdMaint:** \$OHm**Warr:** Bld**War:** **WatrHtr:** Elec **CnstrStDt:** **CnstrEndDt:** **Buildr:** SOLID ROCK PROPERTIES  
**Add'II items:** **Negl items:** Reserved: A FEW PIECES OF PERSONAL ARTWORK



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