

PROPERTY INFORMATION SHEET

933 Rothowood Rd, Lynchburg, VA 24503

General Property Features

- ❖ 3 Bedrooms, 3 Full Bathrooms, 1,987 Finished Sq. Feet
- ❖ Approximately 1 Acre lot backing up to woods
- ❖ Low maintenance All Brick exterior
- ❖ 2 Car Attached Garage with opener
- ❖ Hardwood floors throughout much of the home
- ❖ New Luxury Vinyl Plank flooring in finished basement
- ❖ 2 Wood burning fireplaces including wood stove in LR
- ❖ Freshly painted walls and trim in some areas
- ❖ Paver walkway leading to 28x16 stone patio
- ❖ Freshly landscaped
- ❖ Built in bookshelves flanking LR fireplace
- ❖ Huge Bay Window in LR lets the light stream in!
- ❖ Primary bedroom with private attached full bath
- ❖ Additional storage space in 23x7 unfinished storage room
- ❖ Quality stick built shed conveys

- ❖ Wooded trail leading to beautiful creek at bottom of property
- ❖ 4 Year old HEIL HVAC System
- ❖ Nest smart thermostat

Location

- ❖ Prime Boonsboro location only minutes to schools, shopping, and restaurants!
- ❖ Grocery Shopping: Boonsboro Kroger - 5 Min Drive
- ❖ Restaurants: Isabellas - 6 Min Drive
- ❖ Colleges: Randolph College - 6 Min Drive
- ❖ Paul Monroe Elementary School - 3 Min Drive

Utilities

- ❖ Internet: Glo Fiber fiber optic internet
- ❖ Electricity: AEP (Average Approx. \$200 / Mo.)
- ❖ Water: Lynchburg City Water (Average Approx. \$30 / Mo.)
- ❖ Sewer: Private Septic Tank
- ❖ Trash: Lynchburg City Trash Service