

**Hillcrest
11197 Sam Snead Hwy
Hot Springs, VA 24445**

Property Information

Zoning:	R5	Bedrooms:	7
Tax Amount:	\$4,634	Bathroom:	4
Tax Year:	2010	Half Baths:	2
Approximate Square Ft Level 1:	3,517	Approximate Finished Basement Square Feet:	0
Approximate Square Ft Level 2:	2,866	Approximate Unfinished Basement Square Feet:	2,341
Approximate Square Ft Level 3:	1,253	Approximate Total Unfinished Square Feet:	3,230
Approximate Total Finished Square Ft:	7,636	Garage:	3 bay
Year Built:	1907	Land Features:	Fenced, sloped, landscaped, adjacent to National Forest
Approximate Acres:	5.17	Water & Sewer:	Public
# of Stories:	3	Driveway:	Private and paved
Air Conditioned:	Heat Pump 1st floor Window units 2nd floor CFA systems 3rd floor.	Exterior:	Stone & wood
Heating:	Heat pumps, Hot Water heated by oil boiler	Roofing:	Fiberglass shingles, seamed metal
Other Rooms:	2 Parlors, Laundry room, mudroom, media room, 2 pantries, 3rd floor den	Buyers Agent Commission:	3%
Buyers Agent:	Yes		

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Property Features: First Floor

Front Porch

- Flooring & support replaced 2006
- Treks tongue and groove flooring
- Columns replaced with new fiberglass ones
- Cornices replaced with original Greek Revival style

Front Entry & Downstairs

- Original oak wainscoting throughout
- Original working oak pocket doors
- Eleven foot ceiling throughout downstairs
- Grand Oak Staircase
- Fireplace in front hall, sconces
- Heart of Pine flooring throughout

South Parlor

- Repainted and new wall board over plaster
- Working fireplace with gas logs
- Antique crystal chandelier added
- Original fireplace mantle

Music Room (North Parlor)

- Repainted and new wall board over plaster
- Working fireplaces with gas logs
- Original working oak pocket doors
- Original fireplace mantle
- Antique crystal chandelier

Dining Room

- Repainted and new sheet rock over plaster
- Original fireplace mantle
- Original massive crystal chandelier
- Beautiful ceiling medallion
- Antique dining table (seats 12) conveys with house

Powder Room

- Gilt Ceiling
- Antique crystal chandelier

Master bedroom Down

- Working fireplace with gas logs
- Original fireplace mantle
- Custom made radiator covers
- Antique crystal chandelier added

Master Dressing Room

- Newly added in 2006
- Walk-in closet added
- Antique crystal chandelier added

Master Bath Down

- Heated tile floors
- Wainscoting
- His and her sinks
- Oversized soaking tub
- Oversize shower with six spray heads

Back Hallway and Entryway

- Stairway leading to basement
- Back stairway to second floor
- Private entry to back porch

Kitchen & Breakfast Area

- Expanded and completely redone in 2006
- Plain and Fancy custom cabinets
- Viking & Kitchen Aid appliances
- Solid Mahogany counter tops
- Large island with dining for six
- Heart of Pine flooring
- Fireplace with nonvented gas logs
- Spacious pantries - kitchen and butlers
- Laundry room off kitchen pantry
- Warming oven & convection ovens
- Orig. roll top storage bins in kitchen pantry
- Orig. glass paned cabinets and in butler's pantry

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Property Features: Second Floor

Hallway & Upstairs

- Original heart of pine flooring throughout
- Ten foot ceilings throughout
- Custom made radiator covers
- Balcony/porch off of hallway

Blue Bedroom

- Repainted and plaster repaired
- Original fireplace & mantle
- Custom made radiator covers
- Ceiling fan

Gold Bedroom

- Repainted and plaster repaired
- Original fireplace & mantle
- Ceiling fan

Master Bedroom Up

- Repainted and plaster repaired
- Original fireplace & mantle
- Custom made radiator covers

Master Bath Up

- Tile heated floors
- Wainscoting
- Plantation shutters
- Oversize shower with six spray heads

Green Bedroom Suites

- Original fireplace mantle
- Custom made radiator covers
- Repainted and plaster repaired

Bathroom #3

- Tile heated floors
- Original claw foot tub with shower
- Sink built into antique cabinet
- Crystal chandelier

Bathroom #4

- Tile heated floors
- Oversize soak tub with hand sprayer
- Sink built into antique cabinet
- Antique crystal chandelier

Back Hallway and Entryway

- Spiral stairway leading to third floor
- Back stairway to first floor

Media Room

- Windows on three sides
- Weather station
- Large enough to accommodate pool table, oversized sectional sofa and media equipment

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Property Features: Third Floor, Mechanical & Exterior

Third Floor

- Wood flooring
- Two bedrooms
- Den
- Half bath
- Each room has individual heating cooling systems
- Huge cedar closet
- Unfinished area used for storage
- Access to widow's walk

Mechanical

- First and Second Floors heated with radiant heat from Budurus boiler using heating oil
- HVAC heat pumps (2) added to first floor
- Second floor cooled by window units
- Third floor heated and cooled by individual room systems
- Wiring replaced and panel loads expanded
- Two new hot water heaters
- New plumbing throughout

Basement

- Over 2,300 square feet
- Stone walls and concrete floors
- Wash sink

Garage

- Three bays
- New bay added in 2006
- New doors added
- Hardy plank siding added
- New columns
- New garage opening systems
- Over 1,000 square feet total

Exterior & Grounds

- Two slate porches to the rear
- Rock patio off kitchen
- New hot tub with spectacular views
- Cellar door to basement
- Patio looking North with view of entire valley
- Huge majestic maples surround home
- Black fence surrounds property
- Invisible fence installed for pets
- Stone walls in back
- Stone lighted entryway
- Paved circular driveway
- Stone rose bed with flagpole
- Swings on porches and in trees

Icehouse

- Original joined to house
- Finished and heated
- Plumbing with sinks and cabinets
- Great for pets, potting shed or for additional pantry or mudroom