

## Listing #1



## 75 Pleasant Hill Lane, Churchville, VA 24421

List Price	<b>\$750,000</b>
Status	Active for Sale
Listing ID	11012467
Property Type	Residential
County	Augusta
Tax ID	024-23, 024-24A

2 Homes on 23.46 Acres, 1 Building Lot on 4.25 Acres. All sold together as-is and will not split up. The two homes are fully leased and addressed 75 & 77 Pleasant Hill Lane. The second home (77 Pleasant Hill Lane) was built in 1958, is 893 square feet with 3 beds and 1 bath. The building lot has exceptional views and a well in place with a conventional perk site! Take advantage of this opportunity to purchase 2 rental properties and create your own home on a private country landscape. The property has a great pond, lots of open grassy field, and partial wooded acreage.

### Property Details

- 4 Total Bedrooms
- 1 Full Bath
- 1 Half Bath
- 1264 Sq. Ft.
- 27.71 Acres
- Built in 1958
- 1 Story
- Renovation: New propane furnace, heat pump/AC installed in the last few years.

### Interior Features

- Heat Pump
- Propane Fuel
- Central A/C

### Exterior Features

- Masonry - Brick Construction
- Brick Siding
- Metal Roof
- Private Well Water
- Private Septic
- Patio
- Fence
- Enclosed Porch
- Covered Porch
- Workshop
- Mountain View
- Scenic View
- Farm View

### Listed By

**John Dale Gardner, Lee & Associates** 540-290-4321 johndalegardner@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.