



828 Main Street, 15th Floor, Lynchburg, VA 24504
(434) 525-2991 Fax (434) 525-3349 Toll Free (800) 780-2991
www.countsauction.com

FOR SALE 55 HIGH MEADOWS LN., SCOTTSVILLE, VA

The main house on this historic property was built in 1832. It has been registered as a Historic Virginia Landmark and has been placed on the National Register of Historic Places. The main house has 7 bedrooms and 7 bathrooms, several sitting areas, and a commercial kitchen. In addition, a cottage located on the property has 1 bedroom, 2 bathrooms, living room and kitchen. All of this is on 13 acres located in the heart of Scottsville, VA. The main house needs upgrades and renovations. Now is the opportunity to bring this property back to its former glory and own a piece of history.

Open houses – Thursday April 16 (12 – 2 pm) and Wednesday April 22 (12 – 2 pm) Other times by appointment

Offered for \$995,000

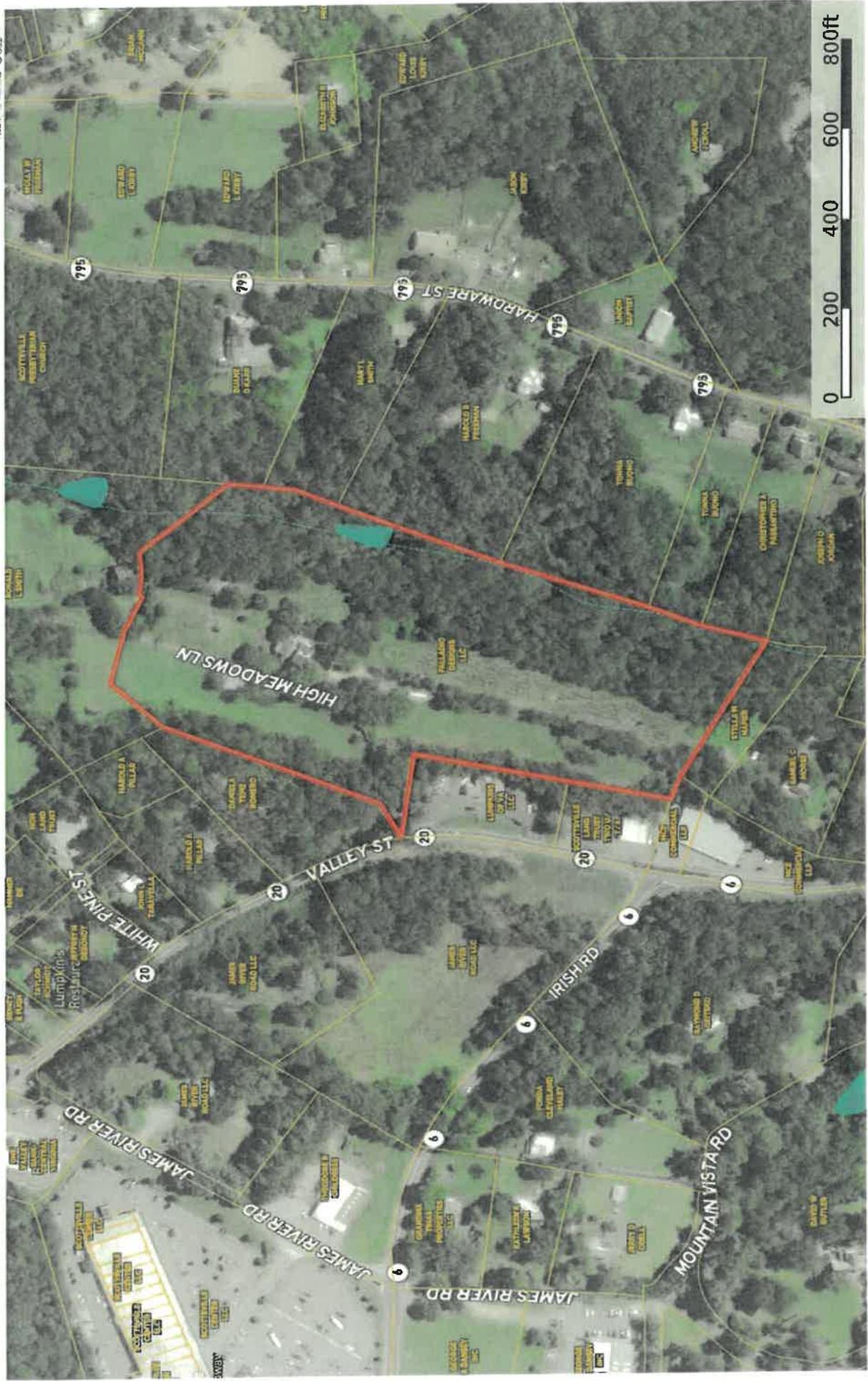
The houses are heated via electric baseboard units and cooled by central air supplemented by window A/C units. The property is served by public water and sewer. There are the remnants of approximately 0.6 acres of a vineyard on the property and a small pond.

Attached is an aerial view of the property, floor plan, plat, tax assessment, zoning, and history.

Please contact Pete Ramsey (434-258-6611) for more information and to schedule a visit. For additional information and photos, please visit our website – www.countsauction.com



55 High Meadows Ln, Scottsville, VA
Virginia, AC +/-

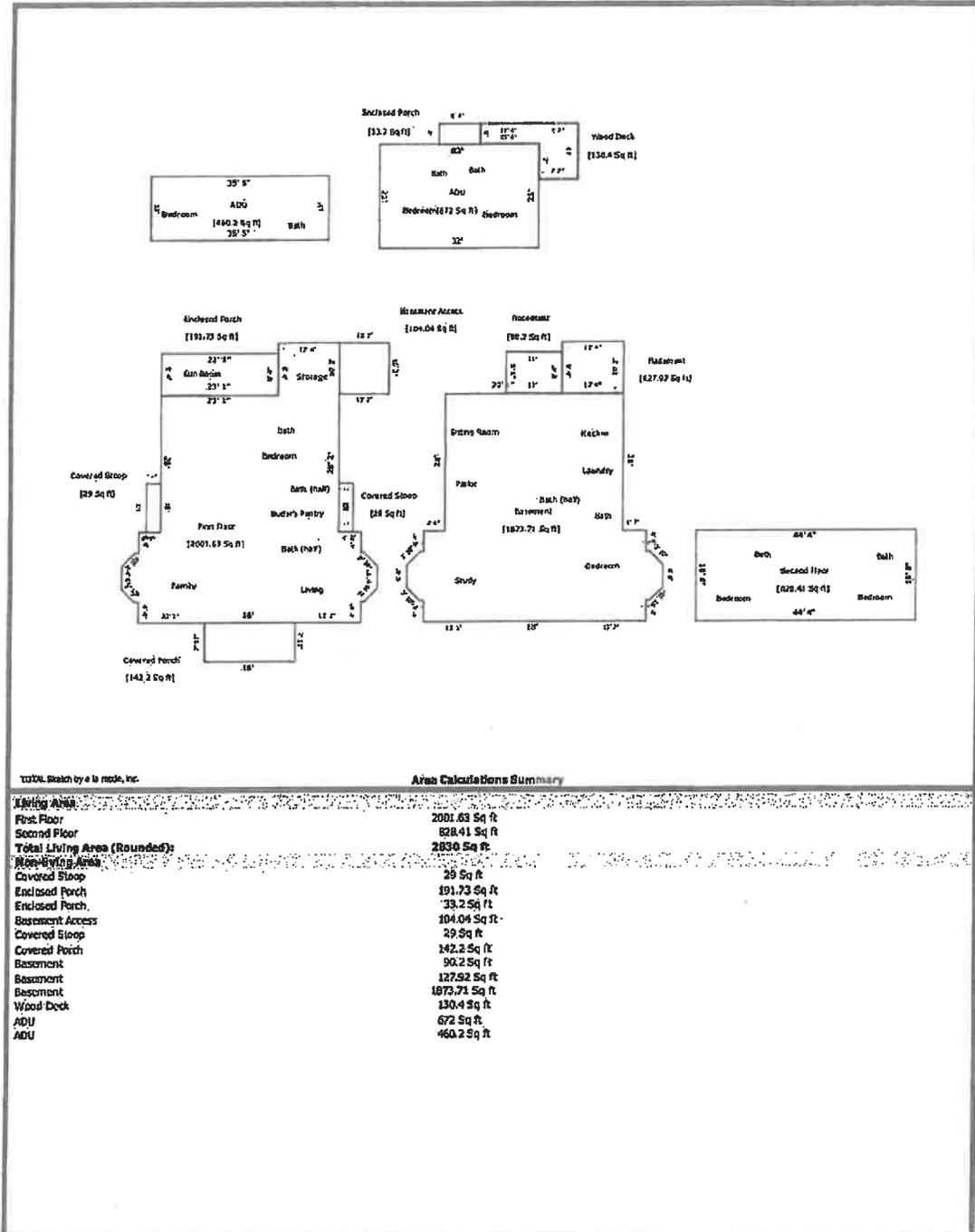


The information contained herein was obtained from sources deemed to be reliable. Land #66 Service makes no warranties or guarantees as to the completeness or accuracy thereof.



Building Sketch (Page - 1)

Borrower	Steven S. Biss		
Property Address	66 High Meadows Ln		
City	Scottsville	County	Albemarle
		State	VA
		Zip Code	24590-3803
Lender/Client	First Bank & Trust Company		



First Bank - 0120

Building Sketch (Page - 2)

Borrower	Steven S. Blise		
Property Address	55 High Meadows Ln		
City	Scottsville	County	Albemarle
		State	VA
		Zip Code	24580-3803
Lender/Client	First Bank & Trust Company		

TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Area	Area Calculations Summary	Calculation Details
Living Area	2001.63 Sq ft	44.3 x 4.3 = 190.49 12.3 x 10.4 = 127.92 35.4 x 2.8 = 99.12 44.3 x 4.3 = 190.49 4.7 x 2.7 = 12.69 0.5 x 2.7 x 2.7 = 3.64 0.5 x 2.7 x 2.7 = 3.64 10.1 x 45.7 = 461.57 4.7 x 2.7 = 12.69 0.5 x 2.7 x 2.7 = 3.64 0.5 x 2.7 x 2.7 = 3.64
First Floor		
Second Floor	828.41 Sq ft	44.3 x 18.7 = 828.41
Total Living Area (Rounded):	2830 Sq ft	
Non-Living Area		
Covered Stoop	29 Sq ft	2.9 x 10 = 29
Enclosed Porch	191.73 Sq ft	23.1 x 8.3 = 191.73
Enclosed Porch	33.2 Sq ft	9.3 x 4 = 37.2
Basement Access	104.04 Sq ft	10.2 x 10.2 = 104.04
Covered Stoop	29 Sq ft	2.9 x 10 = 29
Covered Porch	142.2 Sq ft	7.9 x 18 = 142.2
Basement	90.2 Sq ft	11 x 8.1 = 89.1 0.5 x 11 x 0.2 = 1.1
Basement	127.92 Sq ft	10.4 x 12.3 = 127.92
Basement	1873.71 Sq ft	44.3 x 4.3 = 190.49 35.4 x 2.8 = 99.12 44.3 x 4.3 = 190.49 4.7 x 2.7 = 12.69 0.5 x 2.7 x 2.7 = 3.64 0.5 x 2.7 x 2.7 = 3.64 10.1 x 45.7 = 461.57 4.7 x 2.7 = 12.69 0.5 x 2.7 x 2.7 = 3.64 0.5 x 2.7 x 2.7 = 3.64
Wood Deck	130.4 Sq ft	7.6 x 7 = 53.2 18.3 x 4 = 77.2
ADU	672 Sq ft	32 x 21 = 672
ADU	460.2 Sq ft	13 x 35.4 = 460.2

First Bank - 0121

Deed Book 3338 P. 263

Deed Book 3338 P. 262

**BOUNDARY AND REDIVISION
OF TAX MAP 130A(1)
PARCELS 4 & 4E
TOWN OF SCOTTSVILLE,
MAGISTERIAL DISTRICT
SCOTTSVILLE, VIRGINIA**

OWNERS APPROVAL
The subdivision of the land described herein as set forth in the foregoing instrument is in accordance with the laws of the State of Virginia and the provisions of the Virginia Uniform Gifts to Minors Act, and the provisions of the Virginia Uniform Transfers to Minors Act. All statements contained herein are true and correct to the best of my knowledge.

g. g. g.

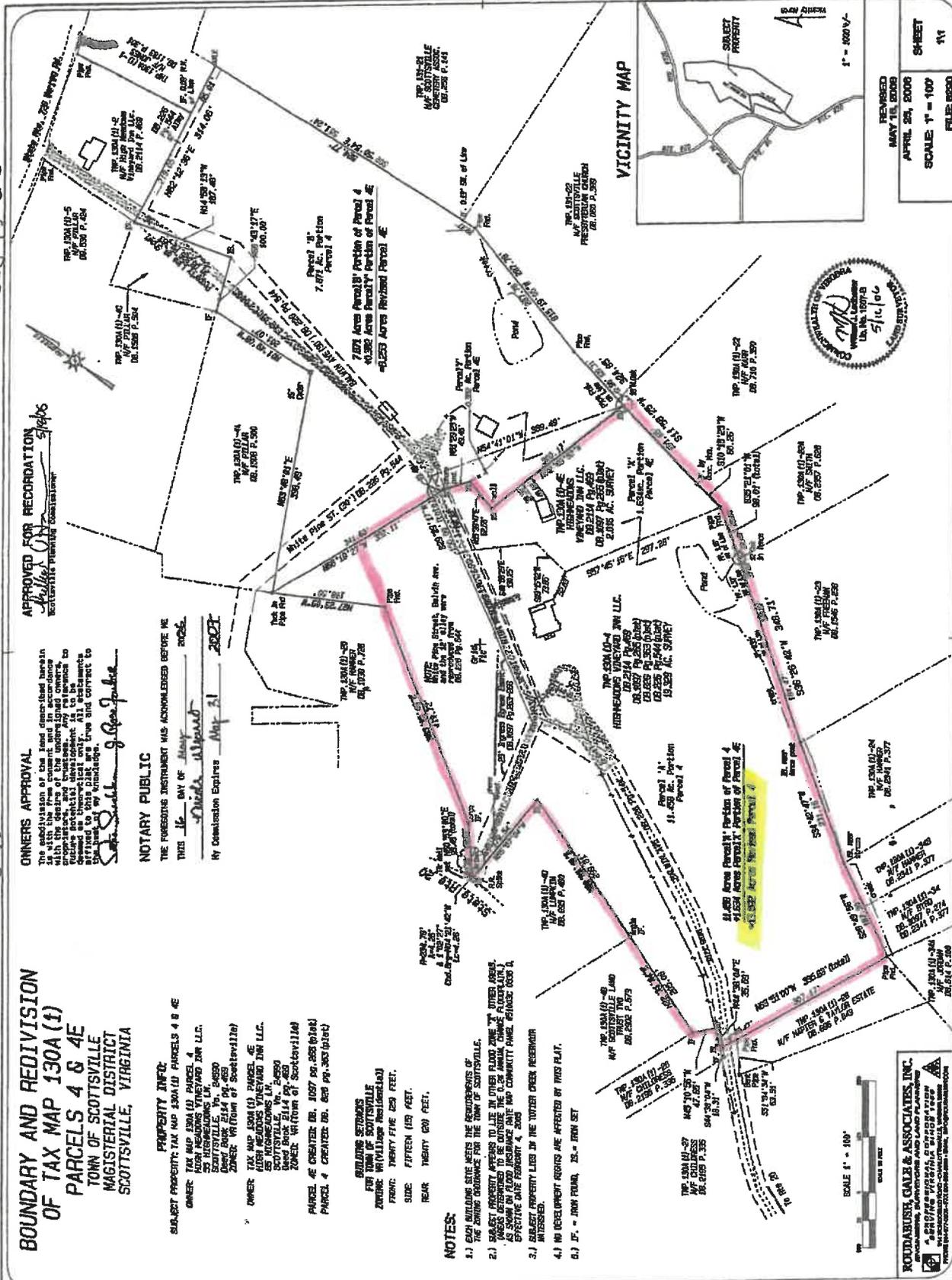
APPROVED FOR RECORDATION
Notary Public
Scottsville Planning Commission

NOTARY PUBLIC
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 16 DAY OF May 2006.
My Commission Expires May 31 2007

PROPERTY INFO:
SUBJECT PROPERTY: TAX MAP 130A(1) PARCELS 4 & 4E
OWNER: TAYLOR & HARRIS INVESTMENT INC. LLC
224 HICKORY LANE, SUITE 200
DODD BLDG East of 460
ZONED: Witfom of Scottsville)
OWNER: TAYLOR & HARRIS INVESTMENT INC. LLC
224 HICKORY LANE, SUITE 200
DODD BLDG East of 460
ZONED: Witfom of Scottsville)
PARCELS 4E CREATED: OR. 1037 OR 265 (104)
PARCELS 4 CREATED: OR. 628 OR 363 (104)

**BUILDING SETBACKS
FOR TOWN OF SCOTTSVILLE
ZONING: WITFOM (Residential)**
FRONT: TWENTY FIVE (25) FEET.
SIDE: FIFTEEN (15) FEET.
REAR: TWENTY (20) FEET.

- NOTES:**
- 1.) EACH BUILDING SETBACK MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE TOWN OF SCOTTSVILLE.
 - 2.) SUBJECT PROPERTY APPEARS TO LIE IN OTHER FLOOD ZONE "X" OTHER AREAS. (AREAS DEEMED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD (ACFL) 1% ANNUAL CHANCE FLOOD (ACFL) AND 1% ANNUAL CHANCE FLOOD (ACFL) ARE SHOWN ON THE COMMUNITY PANEL SINCE 000 1).
 - 3.) SUBJECT PROPERTY LIES IN THE TOWNSHIP ORDER RESERVATION UNDEVELOPED.
 - 4.) NO DEVELOPMENT RIGHTS ARE AFFERED BY THIS PLAT.
 - 5.) J.F. = JOHN FRANK, 25 = IRON SET



PREPARED
MAY 16, 2006
APRIL 28, 2006
SCALE: 1" = 100'
FILES: 0000
SHEET
111



BOUNDARISH, GAIN & ASSOCIATES, INC.
SURVEYORS AND LAND PLANNERS
1000 COMMONWEALTH CENTER DRIVE, SUITE 200
SCOTTSVILLE, VIRGINIA 22950
PHONE: 800-368-3333 FAX: 800-368-3334