



711 Mary Bell St. Fredericksburg Va.



**PRIME LOCATION—WALK TO THE PARK!**

- Across the street from Kenmore Park - playgrounds, tennis courts, walking and running paths
- Ceramic-stone kitchen floor w/tile countertops
- Large rear family / entertainment room w/oversized windows and French doors
- Beautifully landscaped, privacy fenced back-yard stone patio
- Most rooms have oak hardwood floors—much more!

**MLS# FB6151653**

**Call:  
1-540 / 373-0100**

**Richard Rose  
Ext. #106  
or  
Bill "H." Smith  
Ext. #144**



**CARRIAGE HOUSE  
REALTY, INC.**

An Independently Owned and Operated Member  
of Coldwell Banker Real Estate Corporation

**520 William Street  
Fredericksburg, VA  
1-800-852-1798 Toll Free**



FB6151653  
Residential

Metropolitan Regional Information Systems, Inc  
Short Listing

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15-Aug-2  
4:44

711 MARY BALL ST FREDERICKSBURG, VA 22401-3528

<b>STATUS: ACTIVE</b>	List Type: Excl. Right	Ownership: Fee Simple, Sale	<b>LIST PRICE: \$519,900</b>
Leg. Sub:		HOA FEE: /	Map Coord: 1330H7
Adv. Sub: CITY OF FREDERICKSBURG	Other Fee: /mo pd	GROUND RENT:	
Lot AC/SF: 0.11/4,950	Lot/Block/Square: 6/142	TAXES: \$1,832	Area: 1-1
#Lvs: 3 #Fpis: 1	Style: Other	Tax Year: 2005	<b>Age: 57</b>
Main Entrance: Living Room	Type: Detached	Tax ID #: 2166	Year Built: 1949
Tax Map: 142 711	TH Type:	Model:	Finished SF: 2,178
	Parcel: 1	Liber:	Folio:

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
BR:	4	0	3	1	0	0	ES: Hugh Mercer
FB:	2	1	1	0	0	0	MS:
HB:	0		0	0	0	0	HS: James Monroe

Rooms: Attic-Finished, Bedroom-First, Bedroom-Master, Bedroom-Second, Bedroom-Third, Dining Room, Family Rm, Kitchen, Laundry-Kit  
Lv, Living Room, Lndry-Sep Rm, Loft, Other, Other Room 1, Other Room 2, Storage Room

Master Bedroom:	14 x 12	Upper 1	Fifth	Rec Room:	Othr Rm 3:
Master Bedroom 2:			Living Room: 24 x 12	Den:	Foyer:
First Bedroom:	12 x 10	Upper 1	Dining Room: 14 x 12	Library:	Garage:
Second Bedroom:	12 x 11	Upper 1	Kitchen: 12 x 9	Sitting:	Carport:
Third Bedroom:	12 x 11	Upper 2	Breakfast	Othr Rm: 12 x 10	Unfinished:
Fourth Bedroom:			Family: 27 x 12	Othr Rm 2: 6 x 5	Main

Basement: No, ,

Parking: Street ,

# Gar/Carpt/Assigned: //

Heat: Heat Pump(s), Other, Zoned, Electric, Natural Gas, Wood

Cool: Ceiling Fan(s), Heat Pump(s), Other, Zoned, Electric, Natural Gas

TV/Cable/Comm:

Hot Water: Electric

Water/Sewer/Septic: Public/Public Sewer

Handicap: None

**INTERIOR:** Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Washer, Built-in Bookcases, FP Mantels, Other, Tub-Soaking, Washer/Dryer Hookup, Wood Floors, Monitored, Galley Kitchen, Sep Dining Rm, Plaster Walls,

**EXTERIOR:** Concrete/Block, Wood, Shingle-Asphalt, Fenced - Partially, Fenced - Rear, Other, Patio, Sidewalks, Above Grade, Storage Barn/Shed, Bcks-Opn Comm, Cleared, Landscaping, Lot Premium, Other, , ,

**REMARKS:** FANTASTIC HOUSE AT A PRIME LOCÁTION BETWEEN WASHINGTON AVE. AND KENMORE AVE. ACROSS THE STREET FROM THE PLAYGROUNDS, TENNIS COURTS, WALKING & RUNNING PATHS/ACRES OF KENMORE PARK. THE CITY'S SANCTIONED AND FENCED "DOGGIE" PARK IS ONLY A FEW MINUTES WALK NEARBY. SPACIOUS DESIGNER BAY-WINDOWS, MOSTLY ALL OAK HARDWOOD FLOORS THROUGH-OUT, CERAMIC KITCHEN FLOOR W/TILE COUNTERS, LARGE REAR FAMILY RM.

**DIRECTIONS:** FROM I-95 TAKE EXIT 130 ONTO RT. 3 EAST; STREET BECOMES WILLIAM ST. AS YOU CONTINUE INTO THE CITY LIMITS; TURN LEFT ONTO WASHINGTON AVE. (AT THE CONFEDERATE CEMETERY & FREE LANCE STAR BLDG.); TO LEFT ONTO MARY BALL ST. - TO 6 TH HOUSE ON R.

Broker: COLDWELL BANKER CARRIAGE HOUSE REALTY, INC

Listing Agent: BILL SMITH

Email:

Alt Agent: Richard Rose

Home: (540) 371-8486

Office: (540) 373-0100

LA Office:

LA Pager:

Office:

Fax: (540) 371-4657

LA Home: (540) 786-7961

LA Cell:

Cell:

Show Instructions: Call 1st-Owner, Lockbox-Frnt Dr, 10 AM-6 PM, All Days

Owner: MARGARET A. BAYNE

Showing Contact: MARGARET BAYNE

Home: (540) 370-0254

Home: (540) 370-0254

Office: (540) 207-1209

Office:

List Date: 09-Aug-2006

Orig Price : \$519,900

DOM-MLS: 6

SubComp: NONE

Dual: N

Update Date: 15-Aug-2006

Prior Price:

DOM-PROP: 6

BuyComp: 2.25%

DesR Y:

Update Type: Other

Front Fee:

Add'l: NONE

VarC: N

Disclosures: None

Documents: Bndry Line Surv, Plat

Property Condition: Renov/Remod, Shows Well

Possession: Settlement