

ORDER OF PARTICULARS

Main House: 4 bedrooms, 2 ½ baths, 3544 approx. finished square feet, six fireplaces, zoned heating and cooling, well water, floored attic unfinished, approx. 400 square feet.

Cabin: 1 bedroom, 1 bath, commercial kitchen, dining gallery, stone fireplace.

Barn: 45' by 85' with 16' addition, includes heated gathering room, office space, bathrooms, display areas. Steel beams provide clear span space. Original beams are mortice and tenon.

Appurtenant structures: Gardener's cabin, corncrib, springhouse, tractor barn and workshop, and garage.

Land: 154.64 surveyed acres, approximately half open and half wooded. Developed spring and well water systems support livestock on improved pastures and hayfields.

Legal: Portion of TM 27((1))1, DB 457/338, PC3/56, Parcels A, B, & D

Address: 23 Kennedy Wades Mill Loop, Raphine, VA 24472

Zoning: A2

R.E. Taxes: Approx. \$4706 land use

Offered at \$2,500,000.00

Room Dimensions:

Keeping Room	17'7" x 38'
Hall	10'6" x 19'8"
Living Room	14'6" x 18'8"
Dining Room	14' x 18'
Master Bedroom	11'8" x 17'6"
Bedroom adjacent	11' x 17'6"
Bedroom	11'6" x 13'8"
Bedroom	10'11" x 15'10"
Office adjacent	9'4" x 19'6"
Kitchen	9' x 14'5"
Master Bath	13' x 14'
Sunroom	10' x 19'6"
Porch	7'10" x 40'
Floored, unfinished attic	12' x 34'