

General Features

- Directions:** From Route 419N, take Grandin Rd. to Maple Leaf Subdivision on Left
- Lots:** See Plat
- Builder:** Progress Street Builders, Inc.; WWW.Progressstreet.com
- Developer:** Hometown Bank
- Floor Plans:** Builder offers several floor plans that can be customized
- Contracts:** Please call Beth Wilson, Berkshire Hathaway HomeServices Premier, REALTORS, prior to writing a contract as Builder uses own contract
- Reserve Lot:** \$2,500 initial deposit to reserve a lot payable to Progress Street Builders, Inc. Down payment is 10% of contract price, due @ contract signing
- Taxes:** \$1.22 for each \$1,000 of value
- HOA:** Maple Leaf Farms Community Owner's Association, Inc. All deeds to be conveyed subject to the Declaration of Covenants and Restrictions and includes a Purchaser's Fee at closing of \$58.69 to update records. Quarterly dues are \$112.50 which covers the maintenance of entrance signage and landscaping, common areas, street lighting and storm water drainage facilities. Seller pays for initial Homeowners Association Packet.
- Nearby:**
- | | | |
|-------------------|------------------------------------|------------|
| <i>Schools:</i> | Grandin Court Elementary School | 2.5 miles |
| | Woodrow Wilson Middle School | 2.7 miles |
| | Patrick Henry High School | 2.3 miles |
| <i>Hospitals:</i> | Lewis Gale Hospital | 2.6 miles |
| | Carilion Roanoke Memorial Hospital | 5.0 miles |
| | VA Medical Center | 4.2 miles |
| <i>Groceries:</i> | Food Lion | 0.6 miles |
| | Kroger – Ridgewood Farms | 1.3 miles |
| <i>Shopping</i> | Tanglewood Mall | 5.1 miles |
| | Valley View Mall | 7.6 miles |
| | <i>Downtown Roanoke</i> | 5.0 miles |
| | <i>Regional Airport</i> | 8.0 miles |
| | <i>Virginia Tech</i> | 37.4 miles |
- Utilities:** Public Water & Sewer; Underground Gas & Electric; Internet & Cable Provider: Cox
- Misc.:** Mailboxes are one standard design & provided by builder; Roads are state maintained; Curb and Gutter; Street Lights maintained by HOA; Sidewalks are installed by developer and maintained by each homeowner
- Settlement:** Purchaser to select his own settlement agent; Seller uses Jon Spicer Law Firm. Seller pays 3% of Base Price to Buyer's Agent at closing.
- List Agent:** Please call Beth Wilson for additional information at 540-309-8000; check out MapleLeafFarms.info for more information

