

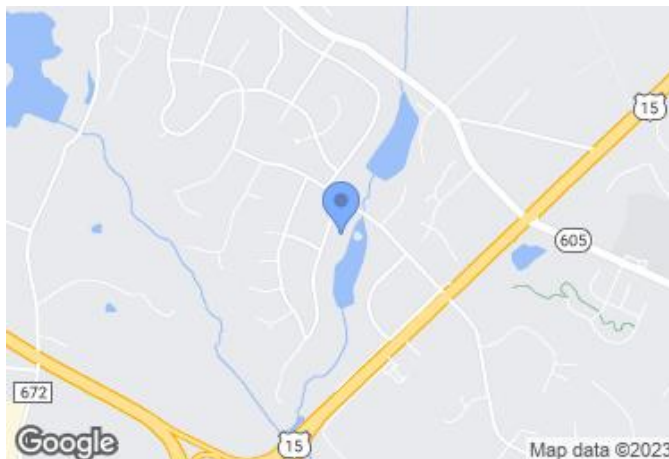
## Client Full

**7241 Hunton St, Warrenton, VA 20187**

**Closed | 09/29/22**

**Residential**

**\$465,000**



MLS #: VAFQ2005588  
Tax ID #: 6985-92-5286  
Ownership Interest: Fee Simple  
Association: HOA  
Structure Type: Detached  
Levels/Stories: 2  
Waterfront: Yes  
Views: Garden/Lawn, Lake  
Garage: No

Beds: 5  
Baths: 3  
Above Grade Fin SQFT: 1,584 / Assessor  
Price / Sq Ft: 293.56  
Year Built: 1974  
Property Condition: Good  
Style: Ranch/Rambler  
Central Air: Yes  
Basement: Yes

### Location

County: Fauquier, VA  
In City Limits: No  
Legal Subdivision: WARRENTON LAKES SUBDIVISION  
Subdiv / Neigh: WARRENTON LAKES

School District: Fauquier County Public Schools  
High School: Fauquier  
Middle/Junior School: Marshall  
Elementary School: P.B. Smith  
Election District: 10

### Waterfront / Water Access

Water Access: Yes; Canoe/Kayak  
Dock Type: 1 Private

Water Body Type: Lake  
Water Frontage in FT: 60

### Association / Community Info

HOA: Yes

HOA Fee: \$250 / Annually

### Taxes and Assessment

Tax Annual Amt / Year: \$4,144 / 2021  
County Tax: \$3,478 / Semi-Annually  
City/Town Tax: Annually  
Clean Green Assess: No  
Zoning: R2

Tax Assessed Value: \$458,900 / 2022  
Imprv. Assessed Value: \$323,900  
Land Assessed Value: \$135,000  
Special Assmt: \$665.41  
Block/Lot: 49

### Rooms

	Bed	Bath
Main	3	2 Full
Lower 1	2	1 Full

### Building Info

Above Grade Fin SQFT: 1,584 / Assessor  
Below Grade Fin SQFT: 1,344 / Estimated  
Total Below Grade SQFT: 1,344 / Estimated  
Total Fin SQFT: 2,928 / Estimated  
Tax Total Fin SQFT: 2,256  
Total SQFT: 2,928 / Estimated  
Wall & Ceiling Types: Dry Wall, Vaulted Ceilings  
Foundation Details: Block  
Basement Type: Daylight, Partial, Fully Finished, Outside Entrance, Rear Entrance, Walkout Level

Construction Materials: Brick, Vinyl Siding  
Roof: Asphalt

### Lot

Lot Acres / SQFT: 0.96a / 41987sf / Assessor

Lot Features: No thru street

Views: Garden/Lawn, Lake

### Parking

Driveway - # of Spaces	4	Features:	Driveway, Asphalt Driveway
<b>Total Parking Spaces</b>	<b>4</b>		

### Interior Features

Interior Features: Ceiling Fan(s), Combination Kitchen/Dining, Entry Level Bedroom, Family Room Off Kitchen, Primary Bath(s); No Fireplace; Built-In Microwave, Dishwasher, Dryer, Humidifier, Icemaker, Refrigerator, Stove, Washer; Accessibility Features: None; Basement Laundry

### Exterior Features

Exterior Features: Deck(s), Patio(s), Porch(es); Pool: No Pool; Other Structures: Shed

### Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Septic < # of BR; Internet Services: Cable

### Remarks

Inclusions: Extra Freezer

Public: Original owner - fabulous opportunity to own lake front property in Warrenton. 4/5 Bedroom 3 Bath Rambler with fully finished walk-out basement on almost an acre. Extra long & wide driveway. Charming front porch, rear deck & patio. Main level features large great room with vaulted ceilings. Eat-in kitchen opens to rear sunroom addition with views of the lake. 2 bedrooms share a hall bath. Private primary bedroom with private full bath. Enjoy extra space in the lower level - all purpose recreation room, 2 additional bedrooms, full bath & laundry/craft room. This home has been lovingly maintained and is ready for it's next owner.

### Directions

From East, 29 South towards Warrenton. Right on Nordix Drive to Left on Hunton Street. #7241 on Left.

### Listing Details

Original Price:	\$499,990	Previous List Price:	\$499,990
Vacation Rental:	No	DOM:	16
Sale Type:	Standard	Listing Terms:	All Negotiation Thru Lister
Listing Term Begins:	08/12/2022	Off Market Date:	09/29/22
Possession:	Settlement	Lease Considered:	No
Acceptable Financing:	Cash, Conventional, FHA, USDA, VA	Documents Available:	Seller's Property Disclosure, Lead
Disclosures:	Lead Based Paint - Federal, Prop Disclosure		Paint Disclosure

### Sale/Lease Contract

Concessions:	No	Close Date:	09/29/22
Agreement of Sale Dt:	08/27/22	Close Price:	\$465,000.00
Close Sale Type:	Standard Sale		





