

Homes

OF THE TRI-STATE AREA (WV, KY & OH)
PUBLISHED EVERY FOUR WEEKS VOLUME 17 NUMBER 4

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**Cover
Property
See Page 30**



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334 E. Main Street, Milton, WV 25541



Mark Mansour, WV & OH Broker
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Proctorville/Rome Area





1.93 Level Acres. Commercial Bldg (4,800 sq.ft.), 2 HVAC units, loading dock, 1900's Farm House (3 BR, 1 BA) w/Gorgeous mantles. House needs work. Prime location. Excellent opportunity for business or development. \$247,000

Lavalette



Privacy galore surrounds you-Wooded w/perennial landscaping & fruit trees - 2.6 Acres. Quality & Unique features throughout. 3 BR, 2 BA, 2 car det. garage w/area above for studio, apart or office, outbldgs & gazebo. #131241 \$219,000

Scottown



One Owner. Larger than it appears. Corner lot (0.25 acre), 3 BR, 1 BA, HW floors, basement (unfinished), detached garage. #118419 \$56,500

George "Hank" Wright
 304-208-4402



Scan with Smart Phone

SE Hills



Great SE Hills Lot. Over 1/4 Acre. House could face Roland Park Dr. or Berkeley Place. Come built your Dream Home. #130572 \$44,900

Southside



Lots of potential. 3 BR 1.5 BA home on 2 lots. Rehab house and have lovely side yard or built new house on vacant lot. Being sold "As Is" for estate. #131439 \$89,900

Hurricane



Great 1 floor plan, 3 BR, 2 BA only mins to I-64 & convenient to everything. Bsmt could be 2nd living quarters if BA is installed. Fenced back yard. First American Home Warranty offered. #130781 \$139,900

West 8th Ave



COMMERCIAL. Almost 10,000 sq.ft. + off-street parking. Paint booth & truck scales. Easy to reconfigure. #131412 \$175,000

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Buena Vista Drive



Lg Master Suite sets off this 4 BR, 3 BA home. New metal roof, 2 car garage, fin. lower level. #131157 \$139,000

St. James Condo



2 BR, 2 BA in St. James downtown. Fitness center available. Parking in adjacent garage. Lg kitchen w/granite counter tops. #131683

Southside



1st floor den w/frpl, 3 BR + an office, private back yard, newer roof & det. garage. #130471 \$174,900

For Sale Or Lease



3,800 sq.ft. doctors office w/20+ parking spaces, lg reception & staff area. Newer heat & air. #129236 \$310,000

Oakview Heights, Kenova



One floor plan. Den w/stove, lg kitchen, 2 BR, 1.5 BA on large lot. #127733 \$99,000

St. Andrews Dr., B'ville



Beautiful hill top bldg lot in Deer Creek Subd. 4.1 Acres, wooded, restricted. Ready for Spring building season. #131843 \$189,000

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Southside



New Listing

Great location on Shockey Drive (Close to Htgn Art Galleries) Apx. 1/3 Acre lot w/ public water & sewer. #131905 \$23,000

Kenova



New Listing

22+ Acres in Kenova! Hunting, camping or live in a private setting. Timber value also. Priced to sell at \$37,500. #131816

Kenova



New Listing

3 BR w/new windows, garage, fenced yard on dble lot. Handicap accessible. Bsmt could be man cave or den. Storage! #131838 \$84,900

Gorgeous Kitchen Kenova



Adorable 3 BR ranch w/huge bsmt (could be 4th BR). New kitchen, roof, cathedral ceilings, carport & det. garage. #131285 \$129,900

Ritter Blvd.



New Listing

Beautiful home in private setting. Lots of living space & natural light. Huge owners suite + 4 BR. Zoned H/A. Oversized 2 car garage w/heated drive. Convenient to hospital & I-64. #132034 \$369,000

SE Hills



New Listing

Contemporary on apx. 3/4 acre w/view of skyline. 4 BR, 4 BA w/guest BR on lower level. Screened porch, workshop & oversized 2 car garage. #131867 \$395,000



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Indian Branch Rd.



4 BR, 4 BA Farmhouse. New Gourmet Kitchen, Wood floors, IG Pool w/Outdoor Frpl. #131301

South Point, OH



5 BR, 3 BA, Master Suite w/Beautiful BA. New Kitchen, On 1+ Acre Lot. #131360

Catlettsburg, Ky



3 BR, 3 BA, spacious Updated Home w/1.82 Acres. Beautiful Lawn & Fishing Pond. #130885

Rt. 75



4 BR, 2 BA, Main Floor BRs. Nicely Landscaped. 1 Acre Lot w/Att. Garage. #131438

Whites Creek Rd.



3 BR, 2 BA, New Kitchen Appliances & Counter tops, HW Floors, Carpet & Att. Garage. #130452

Lynn Creek Rd.



3 BR, 2 BA, Lg BRs & Closets. 1.51 Acre Flat Yard! New Roof & Att. Garage. #131402

Collis Ave.



3 BR, 2 BA, New Kitchen & Stainless Appliances. New Lighting, Wiring, Windows & more. #131176

Buffalo Creek Rd.



3 BR Bi-level. Fin. Bsmt, Nice Lg Deck, Att. Garage & Flat Yard. #130200

Prichard



3 BR Ranch. Beautiful Setting. HW Floors & 2 Car Det. Garage. #131454

Kenova



2 BR Cute Home. Single Story w/Nice Deck & Fenced Back Yard w/Det. Garage. #131672

Louisa, Ky



2 BR, 1 BA. Cute Rustic Get-away w/All The Conveniences! 3 Nice Decks & Privacy! #131403

Wayne



2 BR, 2 BA Brick Ranch. New Windows, Partially Fin. Bsmt w/Great Yard. #131408

West End



2 BR, 1 BA. Convenient Location. HW Floors, Newer Windows, H&A, Hot Water Tank & Fenced Yard. #131916

Westmoreland



3 BR 1 Story. Nicely Updated Home w/Fenced Yard On Corner Lot. #131223

East End



2 BR, 1 BA. Very Affordable Investment Rental Property. #130210

West End



2 BR, 1 BA Single Story On Fenced Corner Lot w/Off-street Parking. #132001

This Month's Featured Home

Spring Valley



4 BR, 3.5 BA, HW Floors Throughout. Beautiful FR w/ Cathedral Ceiling & Amazing Views! Gorgeous Kitchen w/Farmhouse Sink & Granite Countertops. Master Suite on Main Level w/Separate Sun Room. Bonus Area Upstairs. Wrap-around Deck. All of this & Nearly 5 Acres! #131904

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Featured Property



Magnificent 30 Acre Tannehill Farms Barboursville, WV



This magnificent 30 acre estate in B'ville is less than 2 minutes from I-64. From design to construction, each aspect of this home has been shaped with pride and craftsmanship. After you walk through this home, you will sense a certain elusive quality in style, flair and tradition. Perfect for entertaining or relaxing, this home offers one story living at it's best. The outdoor space will provide your own private retreat including inground heated swimming pool, hot tub, beautiful covered veranda w/ summer kitchen and fireplace, plus a dramatic 50 ft. waterfall! Keep your horses right at home with this 4 stall barn w/fenced paddocks and stocked pond. Plenty of 4-wheel and hiking trails too! This home includes lg formal areas as well as family, game room and att. 5 car garage. This is the home you have worked so hard for. This is the home you deserve.



- Custom built in 2007
- Pella windows
- 2 zoned heating & cooling systems
- Full house generator
- Security system w/driveway alert
- Sprinkler system
- Electric fence
- 1/4 Acre stocked pond
- Heated IG pool w/slide, fiber optic lighting & automatic cover
- 4 stall heated barn w/water
- 5 car att. garage & 1 car storage garage with loft
- Central vac
- Inter-room & outdoor sound system
- Custom marble wet bar
- Viking 6 burner stove w/dual oven & grill, extra lg SubZero refrigerator, pot filler
- Master BA w/heated floors, heated towel racks, heated Bidet toilet seat, steam shower w/body jets
- Exotic Hardwood floors
- Coffered ceiling in kitchen & breakfast rm



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Debbie Cole, Broker

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Featured Property



Saddlecreeke Plantation is Cabell County's premier community. Nestled in a convenient, peaceful and gated hilltop community, you are just minutes from both Charleston and Huntington. This "park-like" atmosphere attracts neighboring families and individuals for evening strolls and bike rides to enjoy the 3 miles of road frontage, the nature trails, and majestic views.



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saddlecreeke.com



This community offers generous 2-6 acre estate size lots ranging from \$45,000 to \$85,000. It also includes all underground utilities, a paved and scenic road with abundant street lighting and a stunning stacked stone and wrought iron gate that makes you feel safe, secure and right at home from the moment you pass through it.

Your children will have nature at their doorstep and plenty of others to play with as we are beginning to grow and attract young families. You have the choice of either Cabell County or Mason County Schools since the property lies in both and their bus routes end at the entrance to Saddlecreeke Plantation.

Featured Property

IMPERIAL HOUSE CONDOMINIUM

933 Twelfth Avenue Huntington, WV

The Imperial House is a community of garden style residences, offering the best of home ownership without the time-consuming yard work, snow removal & exterior painting. You will be free to enjoy amenities such as a walk in Ritter Park, the fitness center or the swimming pool. You can get to know your neighbors and enjoy a carefree lifestyle with all the amenities and services of condominium ownership.



Features

- Near Ritter Park and YMCA
- Beautiful Lobby
- Cardio and Weight Training Facility
- Swimming Pool
- Heavily Landscaped Grounds
- Privacy Fence
- Community Patio Area
- Intercom from Vestibule to each Residence
- Limited Access Building
- Garage Parking w/Electric Door Openers
- Professional Property Management
- Building Structure Insurance
- Trash Chute with Trash Removal
- Snow Removal
- Lawn and Landscape Maintenance
- Exterior Building Repair & Maintenance
- Gated Parking w/Electric Gate Openers

FINANCING AVAILABLE including down payment assistance, and we pay closing costs!

One Bedroom

Apx. 770 square feet, Private Balcony,
1 BR, 1 BA, Living Room, Dining Area,
Kitchen with Breakfast Bar

Two Bedroom

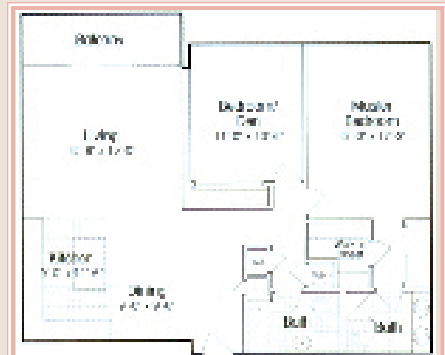
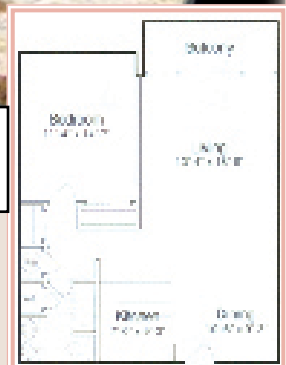
Apx. 1190 square feet, Private Balcony,
2 BR, 2 BA, Living Room, Dining Area,
Kitchen with Island Breakfast Bar

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Proctorville 4BDR \$265,000
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Huntington 4BDR \$200,000
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Proctorville 3BDR \$159,000
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E. Pea Ridge 4BDR \$155,000
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Beautiful Southside brick home really close to the Med school & hospital. Brand new kitchen w/new appliances & granite counter tops. New paint and flooring.

Nice woodwork, central H/A, finished attic, 3 BR, 1.5 BA & unfin. bsmt. Delightful front porch. Adjoining corner lot available for add'l price. (130481) \$132,000



Charming 3 BR, 2.5 BA Southside Cottage w/custom archways, gas log frpl, DR w/HW flooring, & Inground pool surrounded by a privacy fence. Kitchen features stainless appliances and breakfast nook. 1 car det. garage and off-street parking. (129464) \$138,000



SE Hills home with 3, BR, 1 BA & 1,200 sq.ft. of living space plus lg bsmt. The living room w/frpl opens to the dining room. Features a white kitchen & HW floors. Nice back yard w/lg deck. (130397) \$119,900



Southside Triplex - Great Investment Opportunity. Within walking distance to MED school & hospital. Tenants pay all utilities except garbage. All units are 2 BR, 1 BA with a utility room, LR & eat-in kitchen. Great Rental History! Off-street parking. (131611) \$99,500



Wayne - Cute all brick 3 BR home. Lots of updates in 2009 including roof, H & A, insulation, kitchen, waterline, electric & more! Great back yard and alley access. Move-in Ready! Make an offer! (131953) \$91,500

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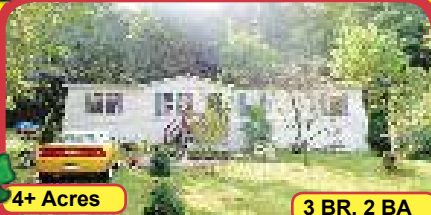
Mitzi Russell, Broker



52 Acres

BUFFALO CREEK Area
Building w/3 Units. 2 upper level with 3 BR, 1 BA each & each rented for \$650. Lower level is owner use or rent for 3rd income. City water, fruit trees. Nice woodlands. \$159,500

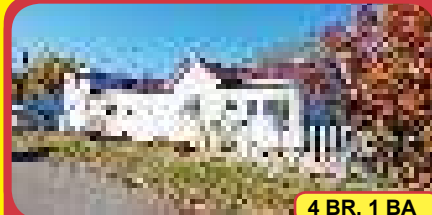
WESTERN WAYNE COUNTY • WESTERN WAYNE COUNTY • WESTERN WAYNE COUNTY



4+ Acres

3 BR, 2 BA

DOCKS CREEK, KENOVA Area Country living, city conveniences. LR, DR/Great Room w/fireplace, kitchen w/appliances + W/D. Fruit trees, AG pool. 2nd bldg could be add'l living quarters. \$103,000



4 BR, 1 BA

KENOVA - Live here or invest here. New metal roof & windows. Gathering room has frpl. Includes 1 car garage w/interior access. Corner lot. \$59,500



3 BR, 2 BA

WESTMORELAND Popular Westmoreland property w/2 car block garage w/alley access. Spacious lg rooms ideal to live in or duplex. Fenced yard. \$80,000



3 BR, 1 BA

LAVALETTE Area - Live on one level and play in the lower level. Garage with interior access. Corner lot. Priced for your own decorating. \$79,000

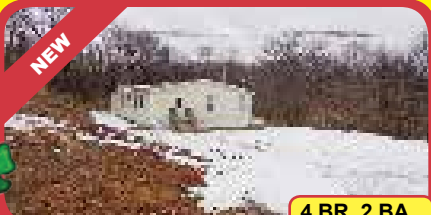


LAVALETTE Area Nice property near Lavalette. home has 3 BR, LR, kitchen, DR, BA w/laundry, front porch, carport & chain link fencing all around corner double lot. New lg 2 car garage w/side entry. All furnishings stay. Seller says new CH&A. \$69,500



3 BR, 2 BA

CEREDO - Like moving into a new house with contractor/owner finish work. New kitchen, new bath, new hot water heater, new CH&A & Flooring. Lg back yard. A good place to start the New Year! \$79,500



4 BR, 2 BA

HICKORY RIDGE Rt. 10 - Lg home on over half acre. Country setting w/apx. 2,500 sq.ft. Kitchen w/all appliances. Gathering room w/frpl. \$85,000



3 BR, 1 BA

IDLE ACRES - Only 5 mins to I-64 from this country property. Newly decorated interior. View the woodlands from your back deck. Fenced yard & storage bldg. On cul-de-sac. \$50,000



3 BR, 2 BA

SOUTHSIDE Brick home near Ritter Park. Front porch w/swing invites you into this traditional home. Wood floors & fireplaces. The kitchen has appliances & dishwasher. Nice high ceilings. \$118,500

ACREAGE • ACREAGE • ACREAGE • ACREAGE • ACREAGE • ACREAGE



37+ Acres

3 BR, 2 BA

DUNLOW Acreage - Nice large ranch on level ground w/lots of room for garden & recreation. LR, kitchen, dining area & laundry room, all on 1 floor. Storage area off carport. Newer roof. \$90,000



8.25 Acres

4 BR, 1 BA

WAYNE Area - Over 3,000 Sq.Ft. w/new metal roof. Some flooring in, but not finished. Country setting w/stream & trees. Just mins to East Lynn Lake for hunting, fishing & boating. \$49,000



19.5 Acres

3 BR, 1 BA

DUNLOW Area - Near Cabwaylingo State Park off Rt. 152 & convenient to church, school and recreation. Priced to sell at \$49,500

 <p>SOLD IRONTON 703 Park Ave. 740-532-1035</p> <p>SO. POINT 502 Solida Rd. 740-377-2513</p> <p>www.mmrealty.biz</p> <p>Debra Dickens, Broker 740-646-5555</p>		<p>New Listing</p>  <p>506 N. Kenova Rd, S. Point Exceptionally nice, located on .38 acre in Village. This 4 BR, 3 BA features Poplar woodwork, HW floors, new SS appliances, 2 car att. garage + 16x32 inground pool. \$259,900 Call Dee @ 377-2650</p>	<p>New Listing</p>  <p>1922 Front St., Ironton This 2 BR, 2 BA home has a beautiful view of the Ohio River. Home has room for expansion - lg yard & det. garage w/att. storage bldg. \$109,000 Call Mendy @ 479-2289</p>	<p>New Listing</p>  <p>Olde Farm Subd, S. Point This 3 BR, 2 BA home is in an established subdivision. The home has been under construction & is being sold "As Is". \$82,000 Call Ann @ 377-3369</p>	<p>New Listing</p>  <p>Multi-Dwelling Apx. Bldg, S. Point - Investors Alert! Nice Triplex, 2 BR - 1 BR units. Full occupancy, conveniently located in Village of S. Point. Good Income Stream. \$135,000 Call Ann @ 377-3369</p>
<p>Price Reduced</p>  <p>710 N. Kenova Rd., S. Point Extremely well maintained 3 BR ranch. FR, eat-in kitchen plus formal DR. 1 car att. garage + workshop, all on just over 1/3 Acre in village. \$133,900 Call Alice @ 646-2514</p>	 <p>205 Washington, S. Point 3 BR brick ranch, HW floors, gas log frpl, covered deck, private yard w/outbldg on apx. .24 acre in village. Only \$120,000 Call Alice @ 646-2514</p>	 <p>6523 Co. Rd. 1, S. Point Classy Traditional - Spacious lg rooms, formal living & dining rooms, nice FR, 2 car garage. Needs some TLC. Definitely worth a look. \$139,900 Call Debby @ 646-5555</p>	 <p>Brentwood Village Area, Chesapeake Move-in Condition. Vacant & Ready for you! FR, formal DR, 2.5 BA, MBR w/BA & Balcony overlooking pool, kitchen, utility room, garage & fenced yard. Close to Huntington. \$194,800 Call Dee @ 377-2650</p>	 <p>1036 CR 14, South Point Beautiful, Lg Victorian 4 BR, 2.5 BA w/formal DR, office, custom kitchen & lg 2 car garage in a country setting. 1G pool mins from Ashland/Htg. \$239,000 Call Mendy @ 479-2289</p>	 <p>2717 S. 4th St., Ironton Extremely neat 2 BR Cottage w/lg GR on rear of the home. Nice fenced yard, level lot, concrete block garage & paved alley. \$60,000 Call Alice @ 646-2514</p>
 <p>1109 S. 4th, Ironton Totally remodeled spacious 4-5 BR home w/newer heat & air. Lg fenced back yard. 25x30 det. garage. \$89,900 Call Mendy @ 479-2289</p>	 <p>302 Solida Rd., S. Point Truly a no maintenance home! Just had a new roof, windows & guttering installed. Private rear yard & ready for immediate occupancy. Convenient to everything in S. Point. \$129,900 Call Ann @ 377-3369</p>	 <p>2184 St. Rt. 93, Ironton Country living just a little way out! Very spacious 3 BR home w/full bsmt & rec room. Big country-style kitchen. Newer HVAC. \$95,000 Call Debby @ 646-5555</p>	 <p>Kitts Hill Area Beautiful 5 BR, 2 BA home w/many unique features. Lighted cabinets, wood beams in LR/DR & MBR, lg GR in bsmt w/outside access to 2" kitchen. 16+ acres only 10 mins from Ironton. \$289,900 Call Mendy @ 479-2289</p>	 <p>2311 No. 2nd St. Extremely comfortable 3 BR, 2 story on 2 lots in village of Hanging Rock. Spacious kitchen w/appliances included. 2 nice decks w/above-ground pool, full bsmt w/gathering room. Centrally located. \$99,000 Call Alice @ 646-2514</p>	 <p>627 High St., Coal Grove Extremely nice total makeover on this 2 BR home. HW floors, French doors, lg porch. Within walking distance of restaurant, bank, grocery & much more. \$109,000 Call Alice @ 646-2514</p>

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New Listing
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New Listing
Ft. Gay - Secluded Property w/pond. Apx. 2Acs. Fenced. 2BR, 2BA. 2 car att. garage. #131927 \$68,000



New Listing
Rotary Rd. - Cozy 2 BR, 1 BA garage apt. Fenced back yd. Deck. Appliances. CH&A. #131787 \$45,000



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New Listing
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Green Valley Rd. - Spacious 3 BR, 1.5 BA w/Eat-in kitchen, Pantry, LR/DR combo. Warranty. #131836 \$105,900



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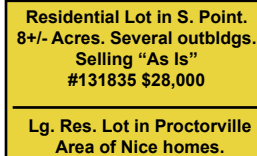
New Listing
S. Point - 6 BR, 3.5 BA, 3,140 sq.ft. Country home on apx. 19 Acres. #131822 \$126,000



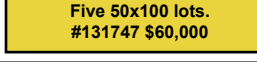
West End - 2 BR, 792 sq.ft. Fenced. Central H/A. Partial unfin. bsmt. #131191 \$34,500



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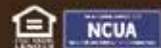
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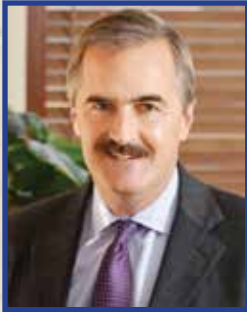
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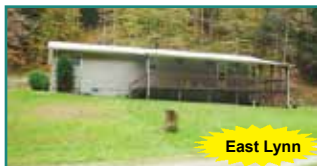


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Hurricane - Immaculate. Updated \$269,900 New Roof, Refinished HW Floors #149673K Elizabeth Madore-Lewis 304-932-5994



Cross Lanes - 6 BR, nearly 6,000 sq.ft. \$525,000 Lavish Master Suite, Library, Bsmt, 3 car Garage. #49667K Mark Madore 304-545-7718



Scott Depot - Lg home w/ 5 BR & 5.5 BA. HW's, \$329,000 Family Room, Rec Room & Den! #130971H Mary Ann Hare 304-610-5066



Hurricane - New On Market! 4 BR, 4 Full BA. \$399,900 Bonus room, Family room, Sun room, Office. #131851H Cindy Elkins 304-552-2445



Hurricane - 4 BR, 3 BA. Corner lot. Woodridge. \$385,000 2 BR on main level. 2 BR on upper level. #130705H Ann Osborne 304-542-6500



Hurricane - All Stone Beauty! On 1.5 Acre corner lot! \$425,000. Breath-taking both inside & out! Stone patio, pond, storage. #131786H Cindy Elkins 304-552-2445



Scott Depot - Beautiful Custom Home! 5 BR, 4.5 BA. \$699,900 Custom Thru-out! 1.5 acre wooded lot! Full bsmt & 3rd floor. #131324H Cindy Elkins 304-552-2445



Hurricane - 1 Owner, 4 BR home. \$269,900 On 1+ Acre lot. Nice back yard w/ pool. #131777H Mary Ann Hare 304-610-5066



Hurricane - 4 BR, 1-1/2 story. Lots of updates. \$284,500 Nice back yard w/ pool. #131776H Mary Ann Hare 304-610-5066



Winfield - Beautiful 4 BR, 3 BA home! \$309,900 Nearly an ACRE lot! Basement. #131373H Cindy Elkins 304-552-2445



Hurricane - All brick. Corian Kitchen. Fireplace. \$315,000 Fenced yard. Updated Thru-out. #131427H Druie Smith 304-546-0662



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Hurricane - 2 Story, Fireplace, Rec Room. \$263,900. Formal, All Appliances remain. #131424H Mary Ann Hare 304-610-5066



Milton - New Construction 4 BR, 2.5 BA, 2 car garage. \$269,900 New Subd. Ba one of the 1st in this new neighborhood. #130841H David Bledsoe 304-634-7349



Hurricane - A Quality built 2 story, 2 car garage. \$299,900 On 22 ACRES! 3 BR, Rec room & Den. #129848H Suzette Pate 304-542-0983



Gulloden - Custom rancher. Formal. \$289,900 Large Family Room w/ Fireplace. Det. Workshop #131271H Mary Ann Hare 304-610-5066



Hurricane - Brick & Vinyl 2 story. Fresh paint. \$199,900 Frip, Built-ins. Fireplace. Det. Workshop #129952H Mary Ann Hare 304-610-5066



Milton - On ALMOST an ACRE! Flat. \$224,900 HW floors. Bonus Room & Den. #130920H Cindy Elkins 304-552-2445



Ashton, Mason Co. - NEARLY 3 ACRES \$229,900 4 BR, Basement Beautiful Setting. #131507H Cindy Elkins 304-552-2445



Hurricane - Gorgeous 1 owner home. \$234,900. HW's, Lg Master Suite, Big Kitchen. #131689H Cindy Elkins 304-552-2445



Hurricane - Immaculate 4 BR, Stain-less Appliances. \$304,900. Lg Master Suite, Fin. 3rd Floor. #149699K Mary Ann Hare 304-610-5066



Fraziers Bottom - New Construction. Move-in Ready! \$184,900 Ceramic in wet areas, Lg Family Room. #128435H June Skeen 304-415-3300



Scott Depot - Lg Mid-entry w/ open floor plan. \$199,900 Frip, Built-ins. Great subdivision. #129952H Mary Ann Hare 304-610-5066



Winfield - Updated wood & stone home. 3 BR, 2 BA. \$164,500 NEW flooring, carpet, roof & deck. #131690H Cindy Elkins 304-552-2445



Hurricane - Nice house on corner lot. Wooded. \$119,900 New flooring & new HW/AC. 3 BR, 2 BA. #131127H Suzette Pate 304-542-0983



Hurricane - Immaculate Mid-entry. HW's, \$189,900 Numerous Updates. Level lot. #131322H Suzette Pate 304-542-0983



Hurricane - Large 6 BR home w/ main level Master suite. \$275,000. Custom details thru-out. Ceramic & HW's. #131028H Cindy Elkins 304-552-2445



Milton - New Subd. NOW BUILDING Paved streets, Utilities. Only 2 Mins from I-64. #124654H David Bledsoe 304-634-7349



Hurricane - Older home on lg flat lot. \$145,000 Move-in Ready. Feels like home! #131370H Mary Ann Hare 304-610-5066



Winfield - Brick Rancher on corner lot. \$145,000 Move-in Ready. Feels like home! #131370H Mary Ann Hare 304-610-5066



Winfield - Brick Rancher on corner lot. \$145,000 Move-in Ready. Feels like home! #131370H Mary Ann Hare 304-610-5066



Hurricane - Five BRAND NEW Townhomes! \$149,000 Each. HW's, Granite, Stainless, Ceramic. Garage. #130153H Cindy Elkins 304-552-2445



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Highlawn Area - 3 BR, 1.5 BA, wonderful back yard. Nice corner lot. \$82,500

Repriced



Highlawn - Just around the corner from St. Mary's is this impressive 2 story brick offering 3 BR & 2.5 BA. Big 3 car garage. Partial bsmt that is unfinished. Central heat & air. Some work needs to be completed, but this could be the buy you have been seeking. \$133,500

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Pea Ridge Condo - Located In Timberlake, this 3 BR, 2.5 BA has more square footage than any other unit in the complex. Private patio, private balconies. \$129,900



W. Huntington - 3 BR, 1.5 BA Bungalow w/over 1,400 sq.ft. Det. garage w/porch & patio. \$45,000



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Duplex 2 BR Unit & 3 BR Unit, Convenient Location. #127734 \$60,000



SE Hills - 3 BR, 1 BA, 1,232 Sq.Ft. Home Offers A Large MBR, Living Rm, Dining Rm, Basement, Deck, Nice Lot. #127847 \$39,900



Highlawn - Totally Renovated Move-in Condition 2 BR Home. New Wiring, New Carpet, New Countertops, Paint, Drain Lines & Insulated Attic. #131060 \$44,900



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<p>REDUCED</p>  <p>4 BR, 3 BA in Woodridge Estates. Call for your Personal Tour! #131246 \$419,900 Call Alvin 304-208-4650</p>	<p>REDUCED</p>  <p>2 yr old home in gated subdivision on 4 acre lot w/open floor plan, 4 BR, 2.5 BA. A Must See! #131119 \$349,900 Call Patrick 304-634-6275</p>	<p>REDUCED</p>  <p>New! Totally remodeled, new windows, roof, floors, lighting. Brick rancher. #131593 \$179,900 Call Nick 304-417-0082</p>	<p>REDUCED</p>  <p>Beautiful brick ranch, 3 BR, 2 BA in the heart of Milton. #131482 \$179,500 Call Nick 304-417-0082</p>	<p>REDUCED</p>  <p>Charming rancher w/open floor plan, HW floors, 3 BR & nice spacious deck. #130928 \$129,000 Call Summer 304-634-8743</p>
<p>New Listing</p>  <p>5 BR home w/HW floors, full bsmt, 3 BR & nice spacious kitchen, open to FR, screened deck & above-ground pool. #131883 \$125,000 Call Patrick 304-634-6275</p>	<p>New Listing</p>  <p>South Hills 3 BR, 2 BA. Many updates. Ready to move-in! #132008 \$110,000 Call Eddie 304-654-6045</p>	<p>New Listing</p>  <p>Affordable 3 BR, 2 BA on dead end street. Lots of updates. #131980 \$82,500 Call Eddie 304-654-6045</p>	<p>New Listing</p>  <p>Nice 1 story home has lg, level fenced back yard, 3 BR, den & eat-in kitchen. #131404 \$82,500 Call Patrick 304-634-6275</p>	<p>New Listing</p>  <p>The area's premier development. Fox Pointe of Milton! #120489 \$27,900 Call Alvin 304-208-4650</p>

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<p>Huntington \$319,900</p>  <p>#131830 Almost new brick home in Green Valley Heights Subdivision. Has HW flooring, beautiful kitchen w/granite counter tops, 1st floor owner's suite, FR w/frpl, formal DR, 2 car att. garage & huge unfinished room above garage.</p>	<p>E. Pea Ridge \$225,000</p>  <p>#131831 Immaculate 1 story home has 3 lg BRs, FR, formal DR, spacious kitchen, 2 car att. garage, private deck, comfortable front porch & crown molding in FR, DR & owner's suite.</p>	<p>Southside \$199,900</p>  <p>#131685 Stately Hign home 2 blocks from Ritter Park. Refinished HW flooring, new windows in entire house, lg FR, formal DR, updated kitchen, spacious BRs, walk-up attic, partial bsmt, & det. garage..</p>
<p>SE Hills \$129,900</p>  <p>#129998 3 BR & 1.5 BA on main floor. Bsmt has FR, 2nd kitchen & den that could be another BR. Laundry room in bsmt. Nice neighborhood.</p>	<p>Prichard \$119,000</p>  <p>#127755 Sharp 1 story home in country setting on private 4 acre lot has spacious LR, formal DR, Lg Owner's suite w/private full BA, 2 car carport, porch, barns & plenty of off-street parking.</p>	<p>SE Hills \$89,500</p>  <p>#131663 Well-maintained rancher has open floor plan, HW floors, spacious main floor LR, lg bsmt FR, level back yard, nice rear deck, carport & off-street parking.</p>
<p>E. Pea Ridge \$77,000</p>  <p>#123443 Easy to Maintain! Never mow grass again! Updated 2 story Condo, featuring HW flooring, newer SS appliances, frpl in LR, 2 full BA, balcony off 2nd BR w/wooded view.</p>	<p>Huntington \$69,900</p>  <p>#131521 Nicely updated 2-3 BR on double lot at end of dead end street. Nowork needed inside this sharp, 1 story. Huge kitchen & opening area is great for entertaining. 1 yr home warranty included.</p>	<p>Highlawn \$50,000</p>  <p>#129643 2 story brick home in Htgn's East End has 3 BR, 2 BA, formal LR & DR, eat-in kitchen, 1st floor BA & unfin. bsmt, on corner lot.</p>

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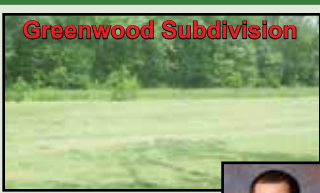
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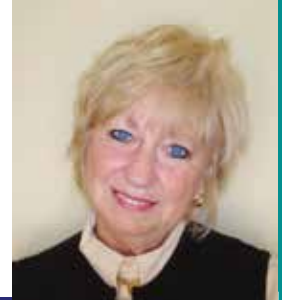
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Price Reduced



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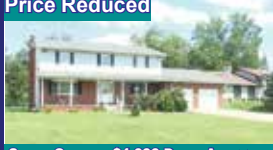
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337 Riverside Dr., Proctorville, OH
SELLER OFFERING \$4,000 DECOR ALLOWANCE
FABULOUS RIVERFRONT PROPERTY! This 4 BR, 2 BA Offers 100' River Frontage & Over Half Acre. LR, DR, GR w/Frpl, Lg Kitchen w/Breakfast Bar, Sun Rm, Fenced Yard, Rear Deck. Fairland Schools. #130818 \$244,000

16+ ACRES



477 Twp. Rd. 88, Proctorville, OH
Lovely 3 BR, 2.5 BA Country Home On A 16+ Acre Tract. Formal Entry, LR w/Frpl, DR, Country Kitchen w/SS Appliances. 1st Floor Owner's Suite w/Walk-in Closet. #131011 \$230,000

Bring Offers!!



40 Hubbards Hts. Htgn, WV
MOTIVATED SELLER. This 3 BR, 2.5 BA charmer has a private entry, formals w/HW flooring, stone gas log frpl in LR, Homey & warm appliance-filled kitchen opens to GR w/Atrium doors to an enormous deck overlooking the inground pool. 1.7 acres. #131420 \$190,000

Bring Offers!!



91 Glenroy, South Point, OH
One Story Brick On Corner Lot w/4 BR, 3 BA, L.R. Huge Eat-in Kitchen w/Appliances, Enormous Gathering Rm w/Cathedral Beamed Ceiling & Brick Frpl, Lg 2 Car Det. Garage + RV Pad w/AMP Service, Lg Back Yard w/Deck & Outbdg. #131346 \$180,000

Price Reduced



918 Twp Rd 309, Chesapeake, OH
Wonderfully Rustic 4 BR, 3.5 BA Home Could Be Get-Away Retreat Or Home That Feels Like One. Great Room w/Country Views Opens To Kitchen w/Stainless Appliances, Den, Walkout Bsmt, 3 Car Att. Garage & 8 Acres Of Privacy. #130115 \$165,000

Price Reduced



35 Platinum Dr., Chesapeake, OH
Low Maintenance Living Conveniently Located New Construction Home w/Beautiful HW & Tile Flooring, Granite Counter Tops In Appliance-filled Kitchen, 1st Floor Owner's Suite + Spacious 2nd Floor BR & Add'l Rm Could Be 3rd BR or Office. #128586 \$157,900

Price Reduced



Roman Harbor, Proctorville, OH
Rare Opportunity To Acquire Such A Large Lot In Gated Community Of Roman Harbor. #127418 \$155,000

Price Reduced



22468 St. Rt. 7, Crown City, OH
Country Setting w/3 BR, 2 BA Home. Large Gathering Room w/Fireplace. HW Floors Throughout. Kitchen w/Brick Wall & Lots Of Cabinets. #131217 \$133,800

Price Reduced



3589 Skyview Ln, Huntington
Move-in Ready 3 BR, 2 BA Home w/ Fully Finished Bsmt. Deck Off The Eat-in Kitchen. WB Frpl. Freshly Painted. Bsmt Workshop. #131062 \$125,000

INVESTMENT PROPERTY



14315 St. Rt. 7, OH
Great Investment Opportunity! Fully Occupied. 2 Apartments, 2 BR, 1 BA & 1 BR, 1 BA & 11 Storage Units. Located On Corner Lot. #126169 \$124,900

Price Reduced



1803 Twp Rd 164, Proctorville, OH
Packed Up And Ready To Move. Nearly 1/2 Acre Of Country Living. Wonderful Floor Plan, Beautiful Kitchen w/Center Island. 3 BR, 2 BA, Covered Front Porch & Lg Deck. Wood Shop Bldg w/Electric. All The Pleasure Of Country Within Mins To Htgn. #128525 \$113,000

Price Reduced



460 Twp 148, Chesapeake, OH
Country living w/convenient location! Lovely kitchen made for a gourmet chef. Well maintained 3 BR with lots of updates. Patio overlooking a great yard. #131505 \$112,500

Price Reduced



1571 Sheri Lane, Huntington
This darling home offers a LR, DR, eat-in kitchen, 2 generous BR & full paneled but unfin. walkout bsmt. Central heat. Corner lot with room to grow. #131653 \$89,000

Price Reduced




1086 Tharp St., Proctorville, OH
Totally Remodeled 2 BR, 1.5 BA On Almost Half Acre. Fairland Schools. #129807 \$88,000

COMMERCIAL



24866 SR 7, Crown City, OH
6,178 sq.ft. Com. space w/good traffic exposure. Parking for over 20 cars. Includes furniture, fixtures, trade name, office equipment & inventory at time of sale. #131528 \$138,500 Call for appointment.

RIVERFRONT PROPERTY
1+ Acres



Riverside Drive
3 River View Residential Lots, Located In Area Of Upscale Homes. #128194, 128193, 128191 \$50,000 Each.

ACREAGE



Township Rd. 130, S. Point, OH
57 ACRES. Two Parcels w/Multiple House Seats. Mineral & Timber Rights Convey. Great Land For Development. #130783 \$85,500

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New Listing!



909 Hughes Dr. - Well Maintained 3 BR, 2.5 BA Brick Rancher On Double Lot. Lg Window Overlooking Lovely Back Lot. Partially Fin. Bsmt Has Nice Rec Room w/Frpl. Living Room On Main Level Has Pretty Stone Frpl. \$164,500 MLS# 131939

New Listing!



2 Bartlett St. - New Construction 5 BR, 3 BA w/ Super Floor Plan. 2 Story Great Room w/Gas Log Frpl. Breakfast Nook Overlooks Level Back Yard & Lg Covered Back Porch. 1st Floor Owner's Suite w/Exquisite BA & 2nd BR On Main Level. On A Beautiful Level Corner Lot. \$369,500 MLS# 131910

New Listing!



3 Castlegate - Lovely New Construction 4 BR, 3.5 BA On Level Lot In Castlegate. Great Location Only 2 Miles To Htgn Mall. Lots Of Details To Construction. Inviting Kitchen Off Gathering Room. Upstairs Offers 2nd Gathering Room Area. Owner's Suite On Main Floor. Must See Inside! \$333,500 MLS# 131854

New Price

COVER HOME



6 Morris Terrace - 4 BR, 2.5 BA, Wonderful Appliance-filled Kitchen, Large Dining Area Adjoining Large & Inviting Gathering Room. Also Formal Dining & Living. Open 2 Story Foyer Also w/Hardwood Floors. Front Porch & Screened Porch Overlooking Large Back Yard. \$269,900 MLS#131832

A Special Thank You To My Clients For Making 2013 A Record Year For Sales!



343 Navajo Trail - Super Clean 3 BR, 1.5 BA Rancher w/New Windows, Very Well Maintained. Hardwood Floors. Additional Washer & Dryer Hookup In Garage. \$109,500 MLS#131716



13 Prince George Court - Neat 1 Floor Plan In Williamsburg Colony Offers 3 BR, 1.5 BA, Ceramic Tile, Appliance-filled Kitchen. Immediate Possession. Fenced Yard. Priced To Sell! \$108,900 MLS#131310



1684 Whitshire Blvd. - Super Condition 4 BR, 2 BA 3 Blocks From Ritter Park. New Kitchen Flooring, Updated Baths, New Storm Windows & 1 Car Det. Garage. Private Level Fenced Back Yard. 1 Yr. First American Home Warranty. \$104,500 MLS#131254



133 Springlea Dr. - Great Condition Mid-entry w/Many Updates Including Kitchen, Stainless Appliances, Flooring, Updated Baths, Freshly Painted & Newer Deck Overlooking wooded Back Yard! Available For Immediate Possession! \$134,900 MLS# 131015

New Price



135 Sycamore - 2 BR, 1 BA, Totally Renovated Including Kitchen & Bathroom. A Must See! \$34,900 #130978



208 Mason St. - New Construction 3 BR, 2 BA w/Spacious, Oversized 2 Car Garage Apt. Convenient To Schools, Shopping, Churches, Etc. Must See Inside! \$126,500 #129558



82 Lexus Drive - Beautiful Story & Half Townhouse. 2 BR, 2.5 BA, Open Floor Plan. Great Room Has Vaulted Ceiling & Gas Log Frpl. Owner's Suite Has Walk-in Closet. Separate Utility Room. Huge Walk-in Closet Added To Upper Level BR. 2 Car Att. Garage. 1 Year Builders Warranty. \$196,900 MLS#129157



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Barboursville. Awesome Location Offering Over 4,900 Sq.Ft. Of Prestigious Office Space Plus Lots Of Room To Expand/Further Develop. Add'l Exterior Accesses Accommodate Simultaneous Business Ventures. Lots Of Potential! #131523 \$595,000



You Can See For Miles!
Wayne. Beautiful One Owner On 5+ Acres Built w/Care & Precision! Striking LR w/Beamed Ceilings. Lg Kitchen. Main Floor Owner's Suite. Each BR Has Private BA. Awesome 3+ Car Garage & Workshop. 3 Stall Horse Barn Plus. \$279,900



12 Month Home Warranty!
SE Hills. Neat & Clean One Floor Plan That Lives Larger Than It Looks. Appliance-filled Kitchen w/Pantry. LR Plus GR. Level Back Yard w/Deck, AG Pool & Privacy Fencing. Convenient To Htgn & B'ville. #131742 \$87,000



New On The Market!
Southside. Spacious 2.5 Story Home w/BSmt & 2 Car Garage! Inviting LR w/Frpl. Attractive Eat-in Kitchen Plus Lg Formal DR. HW Flooring. Very Roomy BRs Including 3rd Floor Suite. Level Back Yard. #131856 \$113,500



Lots Of Updates!
4 BR / 2 BA
E. Pea Ridge. Move-in Condition One Floor Plan w/Full Bsmt & Lg. Level Fenced Yard! 2013 Updates Include Roof, Gutters, Flooring, Interior Paint, Lighting, Kitchen Countertops, Landscaping & More. Bsmt Offers Add'l Potential. #131105 \$134,000



New Carpeting!
2 BR / 2 BA
Barboursville. Carefree Living At Convenient Wyngate! Open, One Floor Plan w/Owner's Suite Plus 2nd BR Allowing Private Entrance To 2nd BA. Cathedral Ceilings, Gas Log Frpl, All Seasons Room, DR Plus Breakfast Bar, 2 Car Garage & MORE! #131504 \$189,900



Awesome 1 Floor Plan!
4 BR / 3.5 BA
Crown City, OH. Treat Yourself To This Wonderful One Floor Plan w/Great Flow, Spacious Rooms, HW & Tile Flooring, Trey & Cathedral Ceilings, Recessed & Accent Lighting & More. Large Private Owner's Suite. All Seasons Room & Study. On .5 Acre. #131852 \$289,500



Great New Price!
3 BR / 2.5 BA
Milton. Recently Updated From Top To Bottom. Gorgeous Kitchen w/Stainless Appliances & Solid Surface Counters Uniquely Open To LR & DR. 25'x20' GR w/Gas Log Frpl. Fin. Garage. Lg Back Yard w/Workshop. A Must See! #131050 \$199,900



Main Floor BR & BA!
3 BR / 1.5 BA
SE Hills. Very Affordable Home w/Recent Updates Including Central HVAC, Tile Flooring, Insulation, Septic System & Gas Line. Lg LR & DR. HW Flooring. Partial Bsmt Plus Garage. Located Outside The City Limits. #131243 \$82,000



Very Affordable!
2 BR / 1.5 BA
Huntington. Neat & Clean Home w/Fenced Back Yard & Off-street Parking w/Alley Access! Lg LR w/Frpl Open To Formal DR. Main Floor Utility Room & Half BA. Newer Kitchen Appliances, Washer, Dryer & Carpeting. #131673 \$75,000

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Inviting & A Great Place For Entertaining Can Describe This 4 BR Brick Home w/2 Full & 2 Half BA. Beautiful HW Floors Greet All Who Enter. The LR Boasts A Frpl w/Propane Gas Logs. A Huge GR Offers Lots Of Natural Light. Appliance-filled Kitchen w/Granite Countertops, Island & Beautiful Cabinetry, 2 Car Att, & 1 Car Det. Garage. First American Home Warranty. #131994



Updates Abound w/This Lovely 1 Story Home Including HW & Tile Floors, Updated Appliance-filled Kitchen, Windows, Various Updates To BA, Exterior Doors, Decks & Garage Door. 12 Month First American Home Warranty. Call For Your Personal Tour Today! #131951



Your Search May Be Over After Viewing This 4 BR, 1.5 Story Home That Is Close To Various Conveniences Such As Cabell Htgn Hospital, Down Town & Area Restaurants. Central Heat/Air, Updated Insulated Windows On Main Level, HW Floors, 2 1st Floor BRs & The List Goes On. First American Home Warranty, Off-street Parking & Fenced Back Yard. #131917



Updates Abound In This Spacious 4 BR, 3 BA Home Including Newly Installed Kitchen Cabinets & Countertops, Stainless Appliances, Carpeting, Some New Doors, Beautiful Tile Flooring, Some New Lighting, Garage Door & Opener, Washer & Dryer & The List Goes On! Electric Logs In The Frpl, Outblg & First American Home Warranty! Call Today Because It May Be Gone Tomorrow! Priced At Only \$89,900 #131988

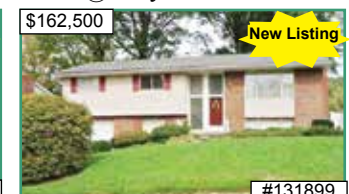


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\$98,000
Rural Setting
#131827
Move-in Ready. Spacious 2 BR. Lg BA w/Laundry. Lg Eat-in Kitchen. Lg Lot w/Wooded View.



\$162,500
New Listing
#131899
Large 3 BR, 3 BA. Finished Lower Level w/Garage. Updates. Covered Deck.



\$134,900
Barboursville
#131076
1.5 Story, 4 BR, 3 BA. Private BR & BA Upper Level. Appliance-filled Kitchen. Gathering Room w/WB Fireplace.



\$129,900
Move-in Condition
#131406
1.5 Story, 3 BR, 2.5 BA, Basement. Convenient Location.

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Text e286921 to 22932

Country Living At Its Best! 2,700 sq.ft. log home built in 2008 on 8.5 acres offers 3 BR w/3 full BA, beautiful double-sided stone frpl, 18x36 pool w/pool house that offers kitchen, BA & storage area, 28x35 det. garage w/unfin. bonus room, 50x188 horse barn w/12 stalls, tack room, feed room, wash bay & lounge w/kitchen, BA & 50x50 riding arena. Call today! MLS# 131602 Price: \$575,000



Text e286920 to 22932

Stunning & Elegant Is The Best Way To Describe This Stately Home! Fabulous home on an acre of land offers 5 lg BR w/3.5 BA, formal living & dining room, gathering room & sun room, 6 massive frpl w/gas logs, custom woodwork throughout, the kitchen is lg enough for all of your entertaining needs, 2 staircases, 4 car det. garage. Don't miss this one! MLS# 131601 Price: \$399,000



Text e284120 to 22932

Relax, Enjoy The Beautiful Country Views on a 20.95 Acre Farm in private area just mins from town. Included are 4 BR home, oversized heated 17 stall barn w/indoor arena, storage bldg & plenty of fenced land for extra-lg pasture. Wash bay, lounge & hayloft included. THE HOUSE & BARN BENEFIT FROM FREE GAS- Perfect property for horse trainers, farmers, etc! MLS# 131329 Price: \$329,000



Text e283044 to 22932

Entertainer's Dream! 3 BR, 3.5 BA contemporary home is truly one-of-a-kind! Features beautiful vaulted wood ceilings, open floor plan, inground pool w/pool house, 7 levels of decking including a screened deck w/bar, 2 car carport, fenced back yard & breathtaking views. This is a must see! MLS# 131207 Price: \$171,900



PRICE REDUCED!

Text e270413 to 22932

Updated Ranch Style Home with 2 car att. garage. This home is located close to town, but away from the hustle & bustle. MLS# 129765 Price: \$149,000



NEW LISTING

Text e291804 to 22932

DO NOT MISS OUT on this charming 3 BR, 2 BA home. This 1 floor plan offers an open living room to the kitchen/dining area. MBR has it's own MBA w/walk-in closet & whirlpool tub. Please call today for a private showing for your future home! MLS# 132050 Price: \$147,900



Text e283308 to 22932

Charming, Very Well Maintained Brick Ranch Home in Sun Valley Subd. Home offers 1,256 sq.ft., 3 BR, 2 full BA that have been completely remodeled by Creative Kitchens w/marble sinks & shower/tub enclosures. Kitchen is open to LR. Lg mud room/laundry room that leads to the backyard & 1 car oversized heated/cooled garage. This is a must see! MLS# 131234 Price: \$134,900



NEW LISTING

Text e290876 to 22932

Enjoy Country Living At Its Best, just mins from town in this spacious home on 17.62 Acres! You'll feel welcome as soon as you enter the lg great room & homey kitchen. 3 BR, 2 full BA, covered patio, exceptional 3 car garage & beautiful wooded views. You'll fall in love! Come take a look today! MLS# 131938 Price: \$124,900



Text e286545 to 22932

2 Story Home w/Lots Of Charm! Offers 4 BR w/2 full BA, living room & 13x23 gathering room. MLS#131576 Price: \$103,000



Text e266627 to 22932

One Floor Plan Home offers 3 BR, nice lot, conveniently located to schools & grocery store. MLS# 129364 Price: \$89,900



Text e279330 to 22932

Home Sweet Home! Very charming starter home or perfect for downsizing. Conveniently located on quiet dead end street, close to shopping, schools & park. Very well kept w/level fenced back yard & storage building or workshop. MLS# 130868 Price: \$58,800



COMMERCIAL

Text e285939 to 22932

Tangible, Brick & Mortar Investment! Pea Ridge/K-Mart Shopping Center. 150,000 sq.ft. of space on 14 acres at B'ville. Space for an add'l outparcel w/tenant approval. 95%+ occupied. Great cash flow. MLS# 131502 Price: \$7,500,000

LAND

COMMERCIAL

MLS#130533 Huntington - 1.63 Acres \$699,000

MLS#130887 Ona - 4 Acres \$445,000

MLS#131914 Huntington - 0.59 Acre \$325,000

MLS#99639 Huntington - 229'x55' \$175,000

MLS#120596 Huntington - 1.58 Acres \$149,900

MLS#129623 Chesapeake - 0.34 Acre \$45,000

COMMERCIAL

Text e288449 to 22932

Former Assisted Living Residence completely remodeled in 2009. Perfect space for, but not limited to, Daycare, Corporate offices, Dr's office. Bldg was licensed for 19 beds in 2009, however in 2010 it was changed to 13 bed license. Will consider selling equipment/furniture. Call for details! MLS# 131753 Price: \$329,000

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