

PRESENTED BY:

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<https://haeferhomes.com/>**Keller Williams**

1179A Vista Park Dr Forest VA 24551



434-534-9113

ML#:361136

1004 Wexford, Lynchburg, VA 24502-3221

\$259,900**Active 08/08/25**

BEDS

3BATHS (F-H) **4 (3 1)**

SQ FEET

1668

LOT SIZE

0.0300

YEAR BUILT

1998

DOM

9[VIEW MAP](#)[VIEW ALL \(31\)](#)[CONTACT ME](#)

This newly remodeled townhome is ready for its next owner! Featuring private en-suite bathrooms for each bedroom and a convenient half bath on the main level, this home offers comfort and privacy for everyone. Enjoy cooking in the updated kitchen, complete with brand-new stainless steel appliances, granite countertops, and luxury vinyl plank flooring. Additional upgrades include a new washer, fresh interior paint, updated vanity tops, and modern light fixtures. Centrally located with easy access to Leesville Road, Greenview Drive, 460, and Timberlake, you're just minutes from all that Lynchburg has to offer. You'll also enjoy the final days of summer at your neighborhood pool! Don't miss your chance- schedule a private showing or stop by our Open House on Sunday, August 10th from 2-4 PM!

UPCOMING OPEN HOUSES**TYPE**

In-Person

DATE

08/17/25

START

01:00 PM

END

03:00 PM

HOSTED**LISTING INFORMATION**

Listing Date: 08/08/25
Start Showing Date: 08/08/25
Original Price: \$259,900
Property Type: Residential
Property Subtypes: Single Family
Area: Lynchburg
County/City: Lynchburg
Legal Description: WEXFORD TOWNHOMES, SEC 2, LOT 7
Year Built: 1998

Listing Price: \$259,900
Entry Date: Listing Owner Viewable Only
Expiration Date: Listing Owner Viewable Only
Status: Active
Bedrooms: 3
Tax Map/Parcel ID: 26609007
Subdivision/Cmplx: Wexford
Construction Status: Completed

EXTERIOR & INTERIOR FEATURES

Exterior Finish (AG):	Vinyl Siding	Sewer:	City
Exterior Features:	Balcony,Deck,Porch,Pool Nearby	Utility-Electric:	AEP/Appalachian Powr
Styles:	Two Story	Water:	City
Internet Providers:	Comcast/Xfinity		
Roof:	Shingle		
Full Bath Level 1:	0	Half Bath Level 1:	1
Full Bath Level 2:	2	Half Bath Level 2:	0
Full Bath Level 3:	0	Half Bath Level 3:	0
Full Bth BlwGrd:	1	Half Bth BlwGrd:	0
Heating System:	Heat Pump,Two-Zone	Laundry:	Dryer Connection,Laundry Room,Main Level,Washer Connections
Interior Features:	Ceiling Fan(s),Drywall,High Speed Data Aval,Primary Bed w/Bath,Separate Dining Room,Walk-In Closet(s)	Appliance/Convey:	Dishwasher,Dryer,Microwave,Range-Elec,Refrigerator,Washer
Flooring:	Tile,Vinyl,Vinyl Plank	Basement:	Exterior Entrance,Finished,Full,Heated,Interior Entrance,Walkout
Attic:	Access	Air Conditioning:	Heat Pump,Two-Zone
Water Heater:	Electric	Fireplace:	1 Fireplace,Gas Log,Living Room

MISCELLANEOUS, TAX, & ASSOCIATION INFORMATION

Stories:	Two
Estimated Taxes:	1705
Association Fee Req:	Required
Association Fee:	225
Assoc Fee Frequency:	Monthly
Assoc Fee Includes:	Exterior Maintenance,Grounds Maintenance,Neighborhood Lights,Pool,Road Maintenance,Roof,Snow Removal,Trash,Water

SCHOOL INFORMATION

Elementary School:	Heritage Elem
Middle School:	Sandusky Midl
High School:	Heritage High

ROOM & SQUARE FOOTAGE INFORMATION

Living Room:	18x11 Level: Level 1 Above Grade	Den:	12x11 Level: Below Grade
Formal Dining:	11x8 Level: Level 1 Above Grade	Kitchen:	16x12 Level: Level 1 Above Grade
Laundry Room:	7x6 Level: Level 1 Above Grade	2nd Bedroom:	13x10 Level: Level 2 Above Grade
Primary Bedroom:	16x11 Level: Level 2 Above Grade	Patio:	16x11 Level: Below Grade
3rd Bedroom:	18x11 Level: Below Grade		
Porch:	18x4 Level: Level 1 Above Grade		
Deck:	16x9 Level: Level 1 Above Grade		
Est Fin Sqft Bel Grd:	490	Est Fin Sqft Level 1:	589
Abv Grd Fin Sqft:	1178	Est Fin Sqft Level 2:	589
Est UnFin Sqft Total:	80	Est Fin Sqft Level 3:	0
Lot Size SqFt:	0.0300	Lot Size Source:	Public Records

Client Benefits

WHAT SETS US APART AS THE GOLD STANDARD



- ✓ Easy Exit Policy with no retainer fees – ever
- ✓ Provided home warranty with every transaction
- ✓ Negotiable commission options
- ✓ Full support through weekends and holidays
- ✓ High level of lifetime maximum legal responsibility
- ✓ Record keeping for your protection
- ✓ Regulation compliance checks
- ✓ Financial review with built-in checks and balances
- ✓ Professional, confidential negotiations on your behalf
- ✓ Performance accountability
- ✓ Property records retrieval included
- ✓ Preferred vendor discounts and priority scheduling
- ✓ Post-settlement assistance
- ✓ Haefer Homes *Good to Be Home* magazine
- ✓ Annual home value report

Unique Seller Benefits

PRE-MARKET

- ✓ Sold Price Guarantee
- ✓ 3 customizable listing packages
- ✓ Free Strategic Property Report
- ✓ Professional photography
- ✓ Aerial drone photography
- ✓ Detailed dimensional floorplan

ON-MARKET

- ✓ Client choice autonomous or involved scheduling
- ✓ Immediate agent-to-agent exposure
- ✓ Network of 115 local and 189,258 global agents
- ✓ Premium 18×24 raised sign for maximum appeal
- ✓ MLS search engine optimization
- ✓ Exposure on 400+ real estate websites
- ✓ SEO-driven posts across 8 social media platforms
- ✓ E-newsletter feature
- ✓ Mega Open House event
- ✓ Weekly performance reports

Unique Buyer Benefits

DURING THE SEARCH

- ✓ Commitment-free Strategy Session
- ✓ On-Market and Off-Market Exclusives
- ✓ Hand-picked listings texted straight to you
- ✓ Weekly listing emails
- ✓ Showing scheduling
- ✓ Research on home and neighborhood history
- ✓ Pre-offer fraud detection
- ✓ Verified internet and cell phone provider list
- ✓ Comparative Market Analysis

DURING PURCHASE

- ✓ Purchase Offer Packet
- ✓ Inspection scheduling, meeting, and filing
- ✓ Title search analysis and recommendation
- ✓ Resale Certificate analysis
- ✓ Appraisal review and appeals experience



FREE HOME BUYING

Seminar

Join us for an interactive and casual seminar where you'll learn everything you need to know about purchasing a home in today's market.



1pm-3pm

- September 06
- November 01



1179-A Vista Park Dr
Forest, VA 24551



Nathan Haefer
Instructor



**1ST TIME
HOMEBUYERS**

**MOVING UP
IN HOUSE**

**HOW TO
DOWNSIZE**



Call
434-944-6982

Tickets on EventBrite





kw LYNCHBURG
KELLERWILLIAMS REALTY

FREE HOUSE SELLING Seminar

- ✓ *Timing the Market*
- ✓ *For Sale by Owner*
- ✓ *Preparing Your Home for Market*
- ✓ *Exclusive Marketing*
- ✓ *Hiring the Right Agent*
- ✓ *Cost of Selling*
- ✓ *Offers & Negotiations*



1pm-3pm
• October 04



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