

1360 Rose Garden Dr  
Bedford, VA 24523



TONY SEIFRED-MKB, REALTORS® - AT THE LAKE





TONY SEIFRED PRESENTS

1360 Rose Garden Drive

Bedford, Virginia

A Peaceful, 69 Acre Horse Farm in Bedford County.

[1360RoseGardenDr.com](http://1360RoseGardenDr.com)





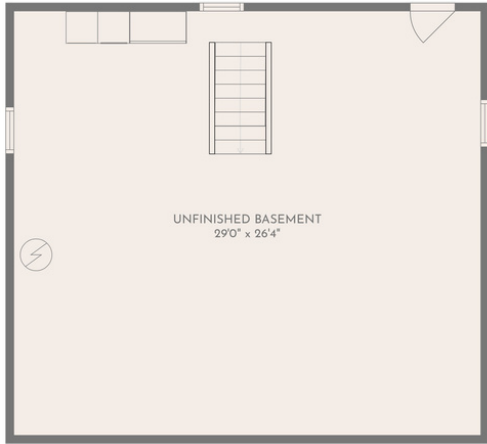


Turn-key, private, secluded, peaceful 69-acre horse farm in Bedford County convenient to town and Smith Mountain Lake with a renovated two-bedroom, one-bath cabin-style home. Hardwood and luxury vinyl floors throughout with custom maple/walnut countertops. Approximately 20-acres cleared with a combination of wood and horse safe Pasture Pro posts with wide electric tape. Lovely land with gently rolling topography. Riding trails, wildlife abounds, spring sources from property feeding a creek along one property boundary and NO restrictions. Ideal hunting location. Rose Garden Drive easily accommodates a 30-foot gooseneck trailer. Two barns for a total of five stalls, hay loft. Six fields, each with run-in sheds and Ritchie automatic waters.

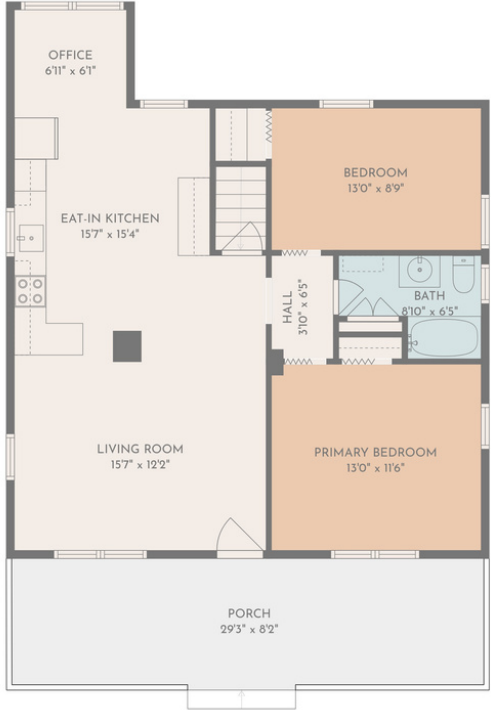
Climate controlled Tack room. Wash stall with hot water. 200' x 80' lighted riding arena with TruTex footing. Garden space! Views! Black walnuts and red raspberries abound. Property has multiple beautiful potential building sites, however, a subdividable 20-acre tract with access on dead-end road Nightingale is planted with pines, and has excellent views of the Peaks of Otter. Could serve as a new primary home site or as a resale investment. Electric immediately available. The listing agent projects a sales value of no less than \$185,000 for this parcel once divided, building site cleared, and perc'd for a 4-BR.

Build your dream home with privacy and a Peaks view and rent the cabin short, or long-term or use as a Ranchhand residence. Two Southside electrical meters and 400-amp service for the house and a 10kw dc solar panel system lend to an approximate \$50/mo electrical bill. HVAC installed in 2012, new well installed 2012. Refrigerator, dishwasher, range-electric, microwave built-in, clothes washer and clothes dryer convey. House has a generator tie-in.

# The Home



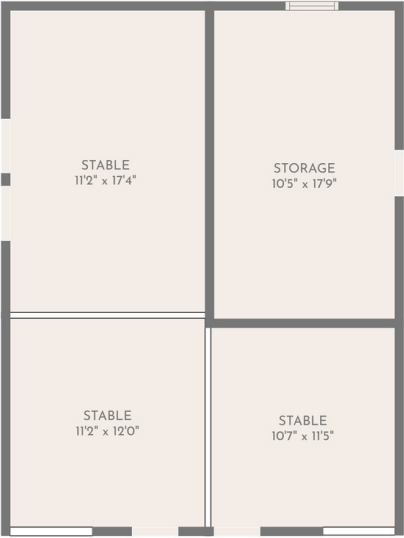
FLOOR 1



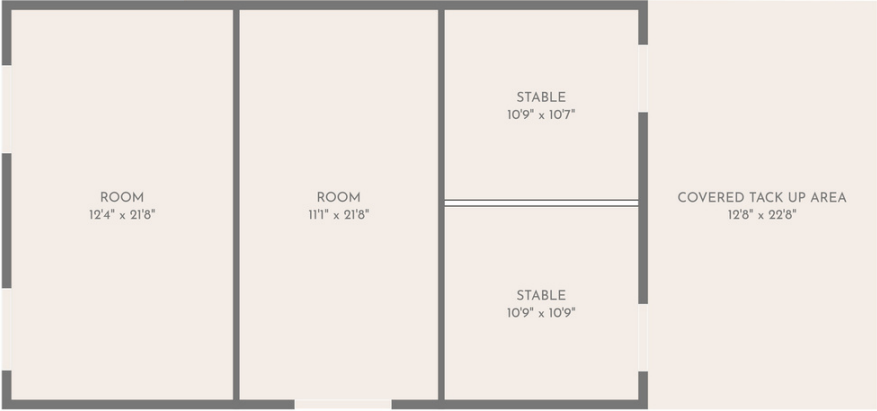
FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 0 sq. ft, FLOOR 2: 838 sq. ft  
 EXCLUDED AREAS: UNFINISHED BASEMENT: 763 sq. ft  
 PORCH: 232 sq. ft  
 TOTAL: 838 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# The Barns



GROSS INTERNAL AREA  
 FLOOR 1: 184 sq. ft.  
 TOTAL: 184 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
 FLOOR 1: 1152 sq. ft.  
 TOTAL: 1152 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







# Meet Tony Seifred

Your Smith Mountain Lake Connection!



FOR THE YOUNG AT HEART



SMITH MOUNTAIN LAKE

## My Clients Enjoy:

- 100% Dedication to the best interests of my client above my own
  - Creative problem-solving and collaboration to overcome the unique challenges of real estate transactions
  - Property Showings by Lake or Land
  - Income Property Specialization, Expertise, and Support
  - Man-on-the-Ground Dedication: exploring, previewing, managing transactions, answering questions, and ensuring property shopping trips are well-planned, efficient, and productive
  - My property and area knowledge from 26+ years of SML residency
  - My knowledge from engagement in relevant local matters: Shoreline Management Plan, Rental Ordinances, Economic Development Plans, etc.
  - Networking with competent, capable, and dependable area contractors and service providers
  - No-Obligation Comparable Market Analysis and Marketing Plans
  - Market Intelligence and Trend Analysis
  - Professional Listing Preparation, Advance Home Inspections, and Staging Advice
  - Professional Marketing Approaches to support Top-Tier Online Marketing to fit today's Buyer preferences including Virtual Tours, Aerial Photography, 3D Tours, Floor plans and targeted online advertising.
  - Relocation Network and Support
  - Referral Networking ensuring Quality Real Estate Support World-Wide!
- Pre-Qualified buyers may enjoy an introduction to the lake by boat and benefit from use of Bayview Apartment on SML during shopping trips as available.**



**Tony Seifred**

**MKB REALTORS® AT THE LAKE**  
NEXT TO MOOSIE'S  
**(C): 540-330-4402**



Celebrating 47 years of service to others, we are the largest independent agency in the Roanoke Region and we are proud to be Locally-Owned, Locally-Operated, and Locally-Involved.



[www.1360RoseGardenDr.com](http://www.1360RoseGardenDr.com)



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Information deemed reliable, but now warranted.

*Shows Great*  
REAL ESTATE PHOTOGRAPHY