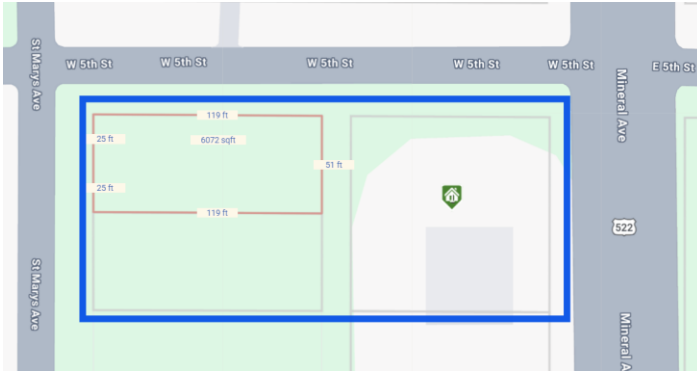


Town of Mineral and Property Details

605 Mineral Ave, Mineral, VA 23117

Located on Mineral Ave (Route 522) at the corner of Mineral Ave and W 5th Ave, the property is zoned Light Commercial and may be used for residential or commercial purposes. It is currently used as a primary residence. The listing includes three parcels totaling approximately 0.52 acres, including two vacant parcels behind the house, as outlined in blue on the map below:



Parcel descriptions and Tax-IDs for the three parcels are as follows:

House w/ parking	corner of Mineral Ave and W 5th St	Lot 29,30,31,32 Block 98	43B2-298-29
Vacant lot	St Mary Ave	Lot 13,14 Block 98	43B2-298-13
Vacant lot	corner of W 5th St and St Mary Ave	Lot 15,16 Block 98	43B2-298-15

Town History

The Town of Mineral takes its name from the mineral deposits once mined in the surrounding countryside. Gold, iron, copper, and pyrite were the primary minerals extracted in the area during the 19th and early 20th centuries. The town was platted in 1890, during the height of the mining boom.

Town Zoning Map

For more information, use the link below provided by Town of Mineral:

<https://www.townofmineral.com/210/Town-Zoning-Map>

For reference only, the zoning map excerpt below shows the property lot numbers and the full property outline in green. Note the easement between the front and rear lots.



Architectural Character and Exterior Details

605 Mineral Ave, Mineral, VA 23117

Originally known as the J.S. Harlow/Talley House, constructed in 1899, this two-story Folk Victorian residence presents a unique opportunity for buyers who appreciate history and value historic architecture. The property is not governed by historic restrictions, allowing a range of possibilities to make it their own.

The home retains distinctive Victorian features, including a front-facing gable and a two-story, three-bay porch. The first-floor front gable has a three-sided design accented with decorative finials at each corner. The framed structure is finished with aluminum siding over a common-bond brick foundation and is topped with a standing-seam metal cross-gable roof.

Chimneys and Decorative Features

The property includes one central interior common-bond brick chimney and one interior-end common-bond brick flue. Both have been sealed and are maintained as decorative architectural features.

Interior Flooring and Woodwork

The kitchen and two bedrooms feature premium historic heart-of-pine flooring. Solid oak thin-strip flooring extends through the foyer, dining room, family room, upper hallway, and into the third bedroom. Preserved interior details include black walnut crown moldings, chair rails, rosette-trimmed door frames, and a staircase with a traditional wooden banister.

Municipal Utilities

The Town of Mineral provides public water, sewage disposal, and trash collection services. For additional info refer to link provided by Town of Mineral: <https://www.townofmineral.com/211/Utilities>

Heating, Cooling, and Ventilation

The residence has oil heat on the main level, supplemented by an electric heat pump system that provides zoned heating and cooling throughout the home. Each of the three upper-level rooms includes new Comfort Zone window AC units. Additionally, a fully operational whole-house fan is also installed.

Hot Water System

The electric hot water tank was replaced within the past few years.

Recent Enhancements:

- Kitchen wiring updated; each outlet has its own breaker.
- All three upper-level bedrooms convey with recently installed Wi-Fi-enabled Comfort Zone window AC units and remotes.
- Covered back deck is freshly painted and includes electric service and a ceiling fan.

Statements / Disclosures:

- Heat Pump does not function for upper-level cooling.
- Decorative fireplaces are sealed and do not function.
- House was built in 1899; Lead Based Paint Disclosure applies
- Original septic tank behind the house; sellers have the understanding it was sealed.
- USPS does not deliver mail to the physical address. Town of Mineral offers a free Post Office box.
- A team member of this agent to this transaction is related to the seller.