



257 Denmar Rd, Hillsboro, WV 24946

MLS #26-981

Phenomenal property close to Route 219 in the heart of Hillsboro. @2,200 SF, 3 bedroom, 2.5 bath home with large primary bedroom suite added in 2016 set on 4 gorgeous acres with long-range views. Includes a 2,600 SF garage & workshop, 1,600 SF outbuilding with room for RV storage. Large 18' covered gazebo with built-in table & benches with porch swing. Central A/C with boiler/radiant heat as well as a fireplace & wood stove. Well and septic (although City water & sewer are at the road if desired). Hardwood flooring, wood beams, custom built-in cabinetry throughout, updated kitchen with stone countertops, additional lower level kitchen, whole house fan, & generator. This is one you aren't going to want to miss!

Realtor.COM Type

Residential - Single Family

Contract Information

Type of Sale	Traditional/Conventional	Status	Active
List Price	450,000	Status Change Date	07/31/2026

Location, Legal & Taxes

Physical City	Hillsboro	County	Pocahontas
Area	Little Levels District	Taxes	637.84
Tax Year	2025	Map (Tax Ticket)	30
Parcel (Tax Ticket)	31	Deed Book	421
Page	243	Zoning	Residential

General Property Description

Property Type	Residential	Year Built	1976
Construction Type	Site-built (Stick)	Style	1 Story
SqFt. Main	2,176	SqFt. Lower-Finished	1,500
Total SqFt.	2,176	Total Rooms	7
Total Bedrooms	3	Total Bathrooms	3
Total Full Baths	1	Total 3/4 Baths	1
Total Half Baths	1	Garage Type	Detached
Garage Remarks	2,620 SF (&Workshop)	Lot Acres	4
Flood Plain	No		

Property Remarks

Directions From Seneca Trail/Route 219 in Hillsboro, turn on Denmar Rd. and drive 0.3 miles. (about 1 minute). Driveway is straight ahead before bearing right.

Details

Flooring:	Carpet; Ceramic Tile; Hardwood; Vinyl	Foundation:	Block
Countertops Kitchen:	Granite Counters	Roofing:	Age of Roof: 2015; Shingles - Architect
Countertops Bath:	Granite Counters	Features Exterior:	Patio: with @18' gazebo
Items to Convey:	Ceiling Fans; Central Vac; Clothes Dryer; Clothes Washer; Dishwasher; Disposal; Fireplace Insert; Microwave; Range/Oven; Refrigerator; Trash Compactor; Wood burning Stove; Other: Generator	Other Structures:	Outbuilding: 1,650 SF; Workshop (Detached): At garage building
Fireplace/Stove:	Fireplace/Free Stand: Wood in basement; Fireplace (Propane)	Recreational Feature:	ATV; RV Accessible
Mech/Elect Systems:	High Speed Internet; Whole House Fan	Views:	Mountain; Pastoral View
Air Conditioning:	Central Air	Utilities:	Fuel: Propane; Water: Well; Sewer: Septic
Heating:	Hot Water; Radiant Heat	Documents:	Appraisal
Owner Updates:	Room Addition (Year): Master @2016	Miscellaneous:	HOA: No; Pets
Exterior Material:	Brick		

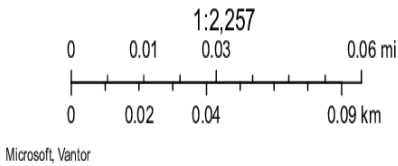
Room Name	Level	Length	Width	Area	Remarks	Room Name	Level	Length	Width	Area	Remarks
Living Room	Main	29	21	609	Fireplace, beams, built-in	Bedroom 3	Main	16	9	144	
Kitchen/Dining Combo	Main	19	10	190	Built-in china cabinet	Bathroom 2	Main	12	6	72	
Sunroom	Main	15	15	225	Beautiful view!	Other	Lower	18	10	180	2nd Kitchen
Utility Room	Main	9	8	72	Pantry & Laundry w/ sink	Utility Room	Lower	10	7	70	Boiler room/toilet
Master Bedroom	Main	20	15	300	Access to patio	Family Room	Lower	27	23	621	w/ Wood Stove/Murphy Bed
Master Bathroom	Main	11	8	88	Walk-in shower	Bonus Room	Lower	13	12	156	
Other	Main	8	8	64	Master closet	Utility Room	Lower	16	13	208	Storage with shelving

Pocahontas County Tax Map



5/20/2026, 1:49:20 PM

-  Addresses
-  Parcels



257 Denmar Rd, Hillsboro, WV 24956

Latitude: 38.13180320613172, Longitude: -80.20925384695494



This phenomenal property, owned by the same family for three generations, is not one you are going to want to miss. Situated on 4 gorgeous acres with long-range mountain views, the property consists of a 2,176 SF 3-bedroom, 2 ½ bath brick home, a 2,600 SF garage and workshop and a 1,650 SF storage building.

Conveniently located less than a half a mile to Route 219 in the heart of the picturesque town of Hillsboro, it provides easy access to the main road leading north to Marlinton and Snowshoe resort or south towards Lewisburg.

The approach to the home from Denmar Road is by an asphalt paved driveway which leads to the well-maintained brick house and block garage, with plenty of parking.

Step through the front door into the cozy living room with a hardwood flooring, wood beams, gas fireplace with stone surround, built-in desk area with bookshelves, large front window and wood wainscot.

The bright and airy tile floored Sun Room can be found just off the Living Room providing stellar 180 degree views. Two sets of slider doors provide access to both the rear terrace with gazebo and driveway.

The Kitchen, just off the Living Room, is separated by a built-in wood and glass china cabinet, which allows light to flow through the spaces. Stylish and durable ceramic tile flooring set on the diagonal pulls you into the cheery area. There is room for a kitchen table adjacent to the large bay window with window seat. Shaker-style wood cabinets allow ample storage and compliment the updated stainless steel appliances. The stone countertops coupled with neutral toned backsplash tile are both practical and attractive. An under-mount, double-bowl stainless steel sink with single-handle faucet and pull-down sprayer and garbage disposal keeps washing dishes from being a chore.

From the Kitchen, enter the utility room which includes two pantry closets, the washer and dryer, wash sink and cabinets for additional storage. There is also a door leading to the side entry to easily access the back yard and rear parking area and to the stairs to the lower level.

The spacious owner's suite was built just ten years ago as an addition and has hardwood flooring, access to the rear terrace by way of a slider door, crown molding, custom window shutters, a ceiling fan and a large, walk-in closet with automatic light controls, and custom double hanging rods and shelving. The ensuite bathroom also has automatic light controls, a double vanity with undermount sinks, stone countertop, tall storage cabinets, ceramic tile flooring and a large walk-in tiled and glass block shower.

A hardwood floored hallway with custom, built-in bookshelves, and storage closet with floor-to-ceiling shelving, leads from the owner's suite towards the Living Room, where two additional bedrooms are located. Both are carpeted with louvered wood closet doors. One bedroom has custom built-in shelving and storage while the other has a ceiling fan. Just down the hall is the bathroom with pedestal sink, tub/shower and ceiling heat lamp to keep you toasty. Just outside the bathroom is a whole-house ceiling fan.

Head downstairs where you will find another kitchen with custom cabinets, double bowl stainless steel sink, refrigerator, range/oven, microwave and window for natural light. Just adjacent to this space is a huge recreation room with custom floor-to-ceiling cabinets and a window on one side and a custom Murphy Bed with flanking bookshelves on the other. The Riteway wood burning stove with stone surround adds character and warmth to the space. A propane wall heater provides yet another way to heat the space (in addition to the wall radiator...all great radiant heat sources). There is also a separate room with a closet that may be used in a myriad of ways...office, overflow guests, playroom...you decide! There is also a separate storage room with plentiful shelving and a whole-house vacuum as well as a utility room, which houses the boiler and a toilet.

The windows are energy-efficient double pane, helping to keep your heating and cooling costs down. The 16 kW Briggs & Stratton generator will also give you piece of mind should the power go out.

Outside, there is room to play and relax! The huge, covered gazebo with custom built-in octagonal table and bench seating along with a hanging swing is the place to be to entertain, take in the gorgeous view, or just simply enjoy the natural surroundings.

The detached garage/workshop has six garage doors and an abundance of space for however you choose to use it.

Additionally, towards the rear of the property, sits a large framed and metal sided building that can be used for RV and/or other storage.

The four-acres is level to rolling and primarily cleared. Mature and beautiful trees surround the property.

Near to many local attractions...

- Marlinton, for nearby groceries, gas, and banking as well as restaurants and quaint shops - less than 20 minute drive away.
- The 77-mile Greenbrier River Trail for hiking and biking – 10 minute drive to Seebert
- Golfing at the Pocahontas Country Club - less than 15 minute drive
- Pocahontas Memorial Hospital - less than 15 minute drive
- Snowshoe Mountain Ski Resort may be reached in less than an hour
- Greenbrier Valley Airport (LWB) – 40 minute drive
- Lewisburg, home to fine restaurants, galleries, and shops – 45 minute drive
- White Sulphur Springs, home of The Greenbrier resort - less than an hour drive

This is truly a outstanding location for relaxed living while still being close to the amenities of the local area.

Call today to set up a showing!



257 Denmar Rd.
Hillsboro, WV 24946

Directions:

From Seneca Trail/Route 219 in Hillsboro, turn on Denmar Rd. and drive 0.3 miles. (about 1 minute).
Driveway is straight ahead before bearing right.

Home Information

- 1-Story
- Main Floor: 2,176
- Lower level: 1,500 SF
- Fireplaces (1)
- Year Built: 1976 with new owner suite addition built @2016
- Total Rooms: 7
 - Bedrooms: 3
 - Total Bathrooms: 2.5
- Kitchen Countertops: Stone
- Bath Countertops: Stone
- Floors: Hardwood, Ceramic Tile, Carpet, Vinyl

Land

- Lot: 4 acres
- Outbuildings:
 - Garage/Workshop:
 - Type: Detached
 - Block
 - Size: 2,600 SF
 - 6 garage doors
 - Storage/work areas
 - Electric
 - Storage
 - Framed/metal-sided
 - 1,650 SF
 - Open area with shed roof
 - Room for RV storage
 - Gazebo
 - @18' diameter
 - Custom built-in table with benches
 - Swing bench

257 Denmar Rd.
Hillsboro, WV 24946

Construction

- Construction: Wood Frame/stick built
- Siding: Brick
- Foundation: Block
- Roof: Shingle
 - Age of Roofing: @2015
- Windows: Double-pane
- Gutters: Yes
- Smoke Detectors: Yes
- Carbon Monoxide Detector: Yes

Heating & Cooling

- Furnace: Boiler (fuel oil)
 - 1,000 gallon buried fuel tank
 - To fill the tank, the driver pulls the fuel oil truck in driveway to fill pipe between sunroom and backdoor.
- Propane tank:
 - 300 gallons
 - Rented from Southern States in Marlinton for @\$70/year
- Wood burning stove at lower level
- Propane wall heater at lower level
- Air Conditioning: Yes, central

Items to Convey:

- Clothes Dryer, Clothes Washer, Refrigerator (2), Dishwasher, Microwave (2), Range/Oven (2), Trash Compactor, Ceiling Fans, Generator
 - Range/Oven in lower level conveys As-Is. It is not hooked up/currently operational (it needs propane orifices)
- Whole House Vacuum conveys As-Is. Needs serviced and is not in proper operating condition.

Legal & Tax Information:

Pocahontas County

Little Levels District (16)

Map: 30

Parcel: 31

Deed Book: 421, Page: 243

2025 Taxes: \$638

257 Denmar Rd.
Hillsboro, WV 24946

Utilities

- Water:
 - Well (with access to City water at the road)
- Sewer:
 - Septic (with access to City sewer at the road)
- Electric:
 - Mon Power
- Internet:
 - Shentel
- Natural Gas: Not available in Hillsboro

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SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT*(This is not a warranty of the property condition)***SELLER'S NAME** Jamie L. Meyers and Andrew Meyers**PROPERTY ADDRESS** 257 Denmar Rd, Hillsboro, WV 24946

Notice to Seller: This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property being considered. **The Listing Real Estate Broker, the Selling Real Estate Broker and their respective Agents will also rely upon this information as they market and present the property to prospective Buyers.** Though completion of this document is not required by WV Code, it serves as a means to inform all parties involved.

Seller's InitialsJLm / am

NOTICE TO PURCHASER: The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection and you may wish to obtain such by an independent home inspection company. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer.

Buyer's InitialsJLm / am

JLm / am (initial if applicable) **The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.**

1. Year Built? 1976
2. How long have you owned the property? Since June 2026
3. Do you have an accurate survey of the property? NO
4. Dates lived in property _____ to _____ Check here if never occupied _____

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)**1. Water Supply** ☐ Public ☒ Well ☐ OtherAre there any known issues with the water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Home water treatment system: ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Fire sprinkler system: ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

Page 1 of 5**Seller**JLm / am**Buyer**

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2. Sewage Disposal ☐ Public ☒ Septic System approved for UNKNOWN (#) Bedrooms
 Septic Systems: Is the septic system functioning properly? ☒ Yes ☐ No ☐ Unknown ☐ N/A

When was the septic system last pumped? Date: UNKNOWN

Comments: _____

3. Heating System ☒ Oil ☐ Natural Gas ☒ Electric ☐ Propane ☐ Heat Pump ☐ Other / Age UNKNOWN
 Heating Systems: Is heat supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A
 Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: FUEL OIL BOILER / HOT WATER BASEBOARD - ELECTRIC BASEBOARD

4. Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Propane ☐ Heat Pump ☐ Other / Age UNKNOWN
 Is cooling supplied to all finished rooms: ☒ Yes ☐ No ☐ Unknown ☐ N/A
 Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

5. Hot Water ☐ Oil ☐ Natural Gas ☒ Electric ☐ Other / Capacity 50 GAL / Age 2017

Are there any known issues with the Hot Water system? NO

Comments: _____

Please indicate your actual knowledge with respect to the following:

6. Foundation: Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

7. Basement/Crawlspace/Cellar: Any leaks or moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

8. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Type of Roof: ASPHALT SHINGLE Age: UNKNOWN
 Is there any existing fire retardant treated plywood? ☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

9. Plumbing System: Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Are there any known issues with the Plumbing system? NO

Comments: _____

Page 2 of 5

Seller

Initial
JLM / Initial
AM

Buyer _____ / _____

Serial#: 033745-400178-0949822

Prepared by: Mimi Coffman | Old Spruce Realty | gmfc16@gmail.com | 3346453200

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10. Electric Systems: Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....?

Comments: NO

11. Insulation:

In exterior walls?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In ceiling/attic?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Under the floor?

☒ Yes ☐ No ☐ Unknown ☐ N/A

In any other areas?

☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: UNDER FLOOR IN CRAWL SPACE IN POSITION (BEDROOM)

12. Exterior Drainage: Does water stand on the property after heavy rain?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Are gutters and downspouts in good repair?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

13. Wood-destroying insects: Any known infestation and /or prior damage?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any known treatments or repairs?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Any warranties?

☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

14. Is a carbon monoxide alarm installed in the property?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

15. Are there any hazardous or regulated materials including, but not limited to, mold asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine lab, underground storage tanks, any mining operations or other past contamination on the property?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify; _____

16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)?

☒ Yes ☐ No ☐ Unknown ☐ N/A

To your knowledge are they in good working condition?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

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Seller

^{Initial}
JLM

/

^{Initial}
AM

Buyer

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17. Are there any zoning violations, nonconforming uses, violation of building restrictions or Set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

If yes, please specify: _____

18. If you or a contractor has made improvements to the property, were the required permits obtained from the county or local permitting office? ☐ Yes ☐ No ☐ Unknown ☒ N/A

Comments: _____

19. Is the property located in a flood zone, farmland/conservation area, wetland area and /or historic district designated by locality? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

20. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any deed restrictions? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

21. Do you own the mineral rights? ☐ Yes ☐ No ☒ Unknown ☐ N/A
Do the current owners intend to transfer all rights; surface and mineral, to the new owners at closing? ☐ Yes ☐ No ☒ Unknown ☐ N/A

Comments: _____

22. To your knowledge has there ever been a murder or suicide within the boundaries of the subject property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

23. To your knowledge has there ever been illegal drug or criminal activity within the boundaries of the subject property; meth lab, etc... ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

24. Are there any other material defects, including latent defects, affecting the physical condition of the property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

25. Other Structural Systems: including but not limited to exterior walls, floors, driveways, sidewalks, etc...; Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Comments: _____

Page 4 of 5

Seller

^{Initial}
JLM / ^{Initial}
AM

Buyer

/

Serial#: 033745-400178-0949822

Prepared by: Mimi Coffman | Old Spruce Realty | gmfc16@gmail.com | 3646453200

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NOTE: Seller may wish to disclose additional property conditions of the subject property, land and or other buildings on the property below, that may not have been listed previously in this document.

Additional Discloser Items if any:

18 KW WHOLE HOUSE GENERATOR (PROPANE) - INSTALLED 2012

Signed by:
Seller Jamie L. Meyers
618CADA24C/F481...

Date 6/30/2026 | 1:41 PM EDT

Signed by:
Seller Andrew Meyers
51831/C8090B419...

Date 6/30/2026 | 1:51 PM EDT

Purchaser _____ **Date** _____

Purchaser _____ **Date** _____

Page 5 of 5

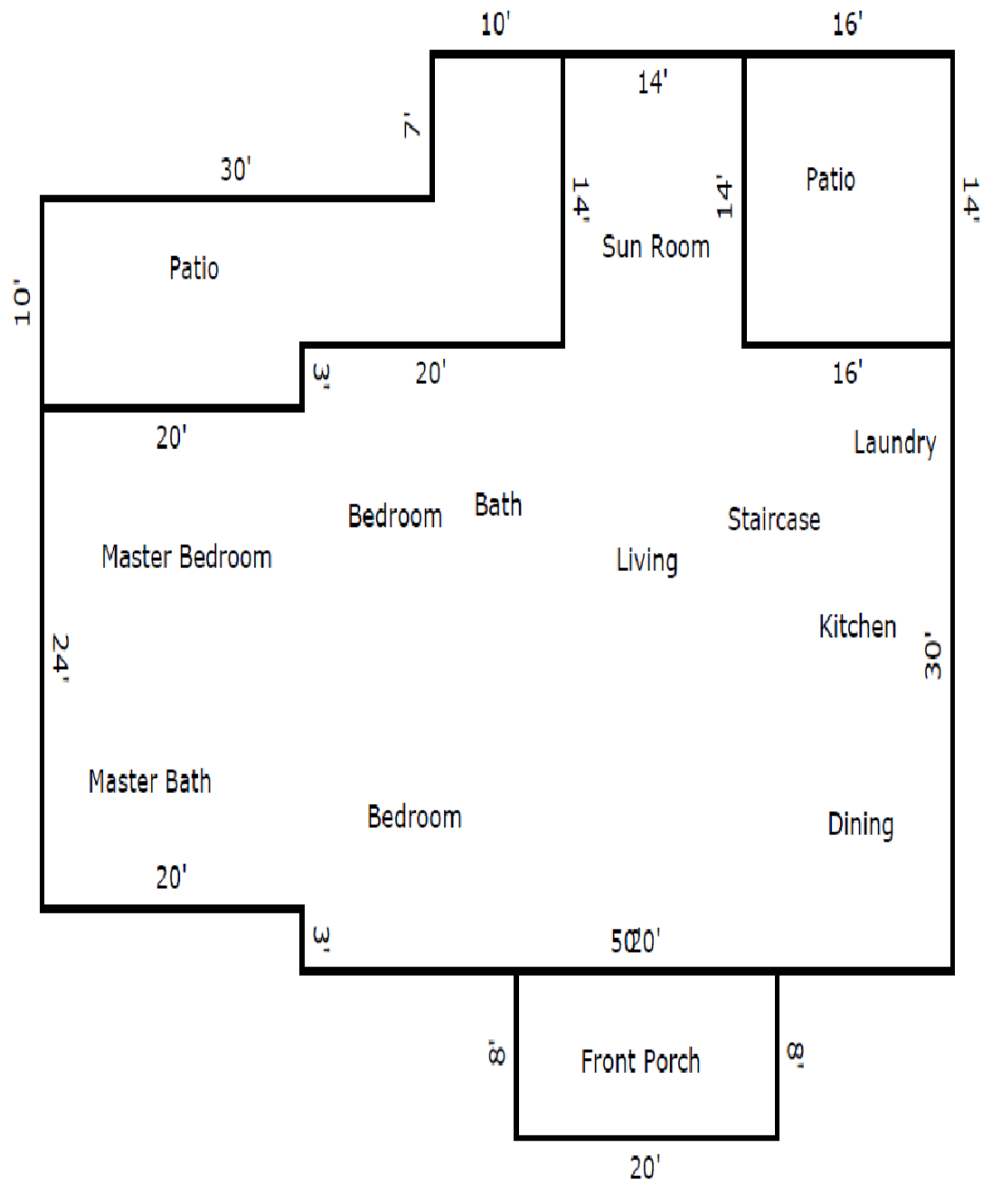
Serial#: 933745-400178-0949822

Prepared by: Mimi Coffman | Old Spruce Realty | gmfc16@gmail.com | 3046453200

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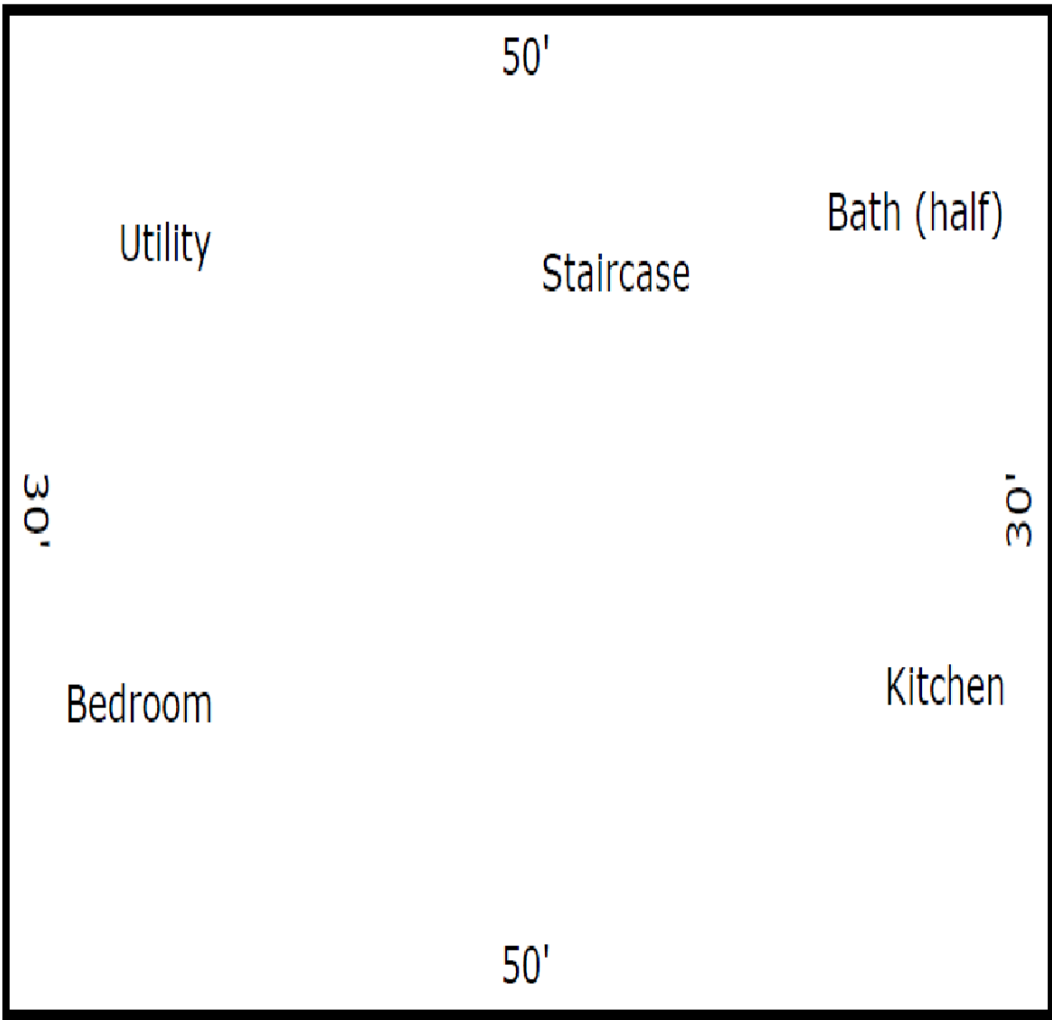
257 Denmar Rd
Hillsboro, WV 24946

Main Floor



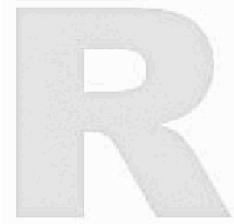
257 Denmar Rd
Hillsboro, WV 24946

Lower Level



Pocahontas Tax Receipt**District 07-LITTLE LEVELS DIST**

	Type	Account	Year	Ticket	Map/Parcel	Split
	Real Estate	07-30-00310000	2025	14576	30/00310000	
Payment Item	1st Half	2nd Half	Property Description			
Tax	327.10	327.10	4 AC			
Discount	-8.18	-8.18	HILLSBORO			
Full Year	318.92	318.92				
- Check	Paid Date	8/8/2025				
	Clerk	MISSI				
	Receipt No	2958				
	Total Paid	637.84				



26,880 Land
96,960 Building
20,000 Exemption

Rate	Class	Gross Val.	Exemption	Net Val	Distribution of Taxes	
.000000	2	123,840	20,000	103,840	STATE	5.06
	Total	123,840	20,000	103,840	COUNTY	239.95
					SCHOOL	392.83

HOLLANDSWORTH DANIEL W &
SUE E
257 DENMAR RD
HILLSBORO WV 24946-8501

Duplicate Receipt Printed On

Monday, June 8, 2026 2:09 pm

Troy A. McCoy, Sheriff - 900 10Th Avenue, Suite A Marlinton WV 24954-1333

Pocahontas Tax Receipt**District 07-LITTLE LEVELS DIST**

	Type	Account	Year	Ticket	Map/Parcel	Split
	Real Estate	07-30-00310000	2025	14576	30/00310000	
Payment Item	1st Half	2nd Half	Property Description			
Tax	327.10	327.10	4 AC			
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Full Year	318.92	318.92				
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	Clerk	MISSI				
	Receipt No	2958				
	Total Paid	637.84				



26,880 Land
96,960 Building
20,000 Exemption

Rate	Class	Gross Val.	Exemption	Net Val	Distribution of Taxes	
.000000	2	123,840	20,000	103,840	STATE	5.06
	Total	123,840	20,000	103,840	COUNTY	239.95
					SCHOOL	392.83

HOLLANDSWORTH DANIEL W &
SUE E
257 DENMAR RD
HILLSBORO WV 24946-8501

Duplicate Receipt Printed On

Monday, June 8, 2026 2:09 pm

Troy A. McCoy, Sheriff - 900 10Th Avenue, Suite A Marlinton WV 24954-1333

MICHAEL C DOSS
PICK-UP 06/18/2025

THIS TRANSFER ON DEATH DEED, made and entered into this the 13th day of June, 2025, by and between: **DANIEL W. HOLLANDSWORTH and SUE E. HOLLANDSWORTH, husband and wife**, partis of the first part, hereinafter referred to as the **TRANSFERORS**;

A N D

JAMIE E. MYERS and ANDREW MYERS, as joint tenants in common, parties of the second part, hereinafter referred to as the **BENEFICIARIES**;

W I T N E S S E T H:

That for and in consideration of the sum of **ONE DOLLAR (\$1.00)**, cash in hand paid, the receipt and sufficiency of all of which is hereby acknowledged, the said **TRANSFERORS** do hereby **GRANT, SELL, CONVEY and TRANSFER** unto the **BENEFICIARIES, as joint tenants in common**, upon the death of the last **TRANSFEROR**, all of that certain lot, tract or parcel of real estate, including the improvements, easements and appurtenances thereunto belonging, containing Four (4) acres and Seventeen (17) poles, more or less, situate, lying and being near the Town of Hillsboro, in the Little Levels District of Pocahontas County, West Virginia.

And being the same lot, tract, or parcel of real estate as acquired by Daniel W. Hollandsworth and Sue Ellen Hollandsworth, husband and wife, by the provisions of a Deed of Conveyance from Daniel W. Hollandsworth and Sue Ellen Hollandsworth, husband and wife, said Deed bearing date the 9th day of January, 1980, and of record in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia in Deed Book 152, at page 523. And further being the same lot, tract or parcel of real estate as acquired by Daniel W. Hollandsworth, one of the parties of the first part, by the provisions of a Deed of Conveyance from Anna J. Hollandsworth, widow, said Deed bearing date the 8th day of December, 1969, and of record in the aforesaid Clerk's Office in Deed Book 121, at page 31.

This Deed is made subject to all of the restrictions, conditions, covenants, agreements, provisions, limitations, rights of way, easements, leases, reservations, out conveyances as the same appear, of record, in the Office of the Clerk of the County Commission of Pocahontas County, West Virginia, upon the prior chain of title of this property.

TO HAVE AND HOLD, unto the said party of the second part, their heirs and assigns forever.

This Transfer on Death Deed is made pursuant to the provisions of Chapter 36-12-1, et seq., so that the transfer of this property will take place upon the death of the last Transferor to the designated Beneficiaries.

Under penalty of perjury, the undersigned Grantor(s) hereby certify that they have examined this Deed and declaration and that to the best of their knowledge, it is true, correct, and complete.

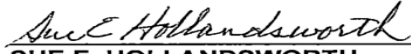
DECLARATION OF CONSIDERATION

This Transfer on Death Deed is made pursuant to the provisions of Chapter 36-12-1, et seq., of the West Virginia Code, as amended, and as such the same is exempt from any tax imposed upon the transfer of real estate in the State of West Virginia.

WITNESS the following signatures and seals:



DANIEL W. HOLLANDSWORTH



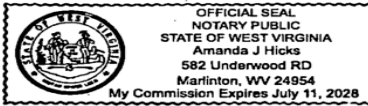
SUE E. HOLLANDSWORTH

STATE OF WEST VIRGINIA
COUNTY OF POCAHONTAS, to-wit;

I, Amanda J. Hicks, Notary Public in and for the State and County aforesaid do hereby certify that on this date, personally appeared before me, **DANIEL W. HOLLANDSWORTH and SUE E. HOLLANDSWORTH, husband and wife**, and acknowledged their signatures to the foregoing **TRANSFER ON DEATH DEED**.

Given unto my hand this the 13th day of June, 2025.

My commission expires on July 11, 2028.





NOTARY PUBLIC

THIS DEED WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION IN THE OFFICE OF:

MICHAEL C. DOSS
ATTORNEY AT LAW
921 TENTH AVENUE
MARLINTON, WV 24954

AFTER RECORDATION, PLEASE RETURN TO:

DANIEL W. & SUE E. HOLLANDSWORTH
257 DENMAR ROAD
HILLSBORO, WV 24946-8501

Pocahontas County
Melissa L. Bennett, Clerk
Instrument 330065
06/17/2025 @ 03:47:32 PM
TRANSFER ON DEATH DEED
Book 421 @ Page 243
Pages Recorded 2
Recording Cost \$ 32.00

DocuSign Envelope ID: B1175398-06F2-8FFF-8316-D819A7DFF483



A Guide To Agency Relationships

I. TYPES OF AGENCY

Seller/Lessor Agency: As a seller/lessor agent, the licensee and all licensees of the brokerage work exclusively for the seller/lessor and must act in the seller's/lessor's best interest. All confidential information relayed by the seller/lessor must be kept confidential except that a licensee must reveal known material defects about the property.

Buyer/Lessee Agency: As a buyer/lessee agent, the licensee and the licensee's brokerage work exclusively for the buyer/lessee and must act in the buyer's/lessee's best interest. All confidential information relayed by the buyer/lessee must be kept confidential except that a licensee must reveal known material defects about the property.

Dual Agency: Dual Agency arises when the same brokerage represents the Seller and the Buyer in the same transaction.

- a. **Disclosed Limited Dual Agency** - licensees acting as a disclosed limited dual agent requires that the licensees of the clients may not advocate for either or both clients but must remain neutral.
- b. **Disclosed Designated Dual Agency** - licensees acting as disclosed designated dual agents are designated by the Broker, one to represent only the interests of the Seller and one to represent only the interests of the Buyer. The broker is a disclosed dual agent.

Unrepresented Party (customer): From time to time in a real estate transaction a party will not be represented by a licensee, but will otherwise interact with a licensee. This party is known as an unrepresented party (customer) and a licensee owes an unrepresented party (customer) the duties of good faith and fair dealing. An unrepresented party (customer) is not a client or prospective client. If you elect to be an unrepresented party (customer) to a listing contract or purchase transaction, take the steps necessary to protect your best interests. If the other party is represented by a licensee, you may be at a disadvantage in the transaction due to the skill and experience of that licensee.

II. WORKING WITH REAL ESTATE TEAMS

Real Estate Teams: Teams are defined as a group of more than one licensee working together who are affiliated with the same principal broker, led by a team leader, and representing themselves to the public utilizing the same authorized alternate or assumed name to brand, advertise, and broker real estate. A team does not operate independently of the principal broker or agency law and must not represent themselves as a separate brokerage providing real estate brokerage services. Make sure you understand who specifically is representing you as a licensee if you choose to work with a team.



300 Capitol Street
Charleston, WV 25301
(304) 558-3555
<http://rec.wv.gov>

REVISED OCT 24th 2024

Initial Initial
JLM AM

DocuSign Envelope ID: B1175398-06F2-8FFF-8316-D819A7DFF483



A Guide To Agency Relationships

III. EXPECTATIONS OF SERVICE

Customer level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform necessary and customary acts to assist you in the purchase or sale of property.
- Perform these acts with honesty, good faith, reasonable skill, and care.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Disclose all material facts of which the licensee has knowledge.

Client level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform the terms of the written agreement.
- Exercise reasonable skill and care.
- Promote your best interests in good faith, honesty, and fair dealing.
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Assist you in negotiating an acceptable price and other terms and conditions for the transaction.
- Disclose all material facts of which the licensee has knowledge.
- Be available to receive and present written offers and counter-offers to you or from you.

Signed by:

Consumer Signature

6/30/2026 | 1:41 PM EDT

Date

Signed by:

Consumer Signature

6/30/2026 | 1:51 PM EDT

Date

DocuSigned by:

Licensee Signature

6/30/2026 | 12:38 PM EDT

Date

☐ Check here if team names are attached.



300 Capitol Street
Charleston, WV 25301
(304) 558-3555
<http://rec.wv.gov>

REVISED OCT 24th 2024

2

Serial#: 002773-400178-2408073

Prepared by: Mimi Coffman | Old Spruce Realty | gmfc16@gmail.com | 3046453200

DocuSign Envelope ID: B1175398-06F2-8FFF-8316-D819A7DFF483

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate licensee represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

Georgia Mimi Coffman _____ (printed name of licensee), affiliated with
Old Spruce Realty _____ (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

Signed by:			
<u>Jamie L. Meyers</u>	6/30/2026 1:41 PM EDT		
Seller/Lessor 24C/F-481...	Date	Buyer/Lessee	Date
<u>Andrew Meyers</u>	6/30/2026 1:51 PM EDT		
Seller/Lessor 3090B-419...	Date	Buyer/Lessee	Date
_____ Seller/Lessor	_____ Date	_____ Buyer/Lessee	_____ Date

I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract.

Licensee's Signature Georgia Mimi Coffman Date 6/30/2026 | 12:38 PM EDT
DocuSigned by: E2/BB07584174BC...

Licensee's Signature _____ Date _____

 **West Virginia**
Real Estate Commission
300 Capitol Street
Charleston, WV 25301
(304) 558-3555
<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES
REVISED OCT 24th 2024

Serial#: 023253-100178-0951331

Prepared by: Mimi Coffman | Old Spruce Realty | gmfc16@gmail.com | 3046453200

DocuSign Envelope ID: B1175398-06F2-8FFF-8316-D819A7DFF483

Name Jamie L. Meyers and Andrew Meyers
 Address 257 Denmar Rd, Hillsboro, WV 24946
 Date June 25, 2026 MLS # _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check (i) or (ii) below**):

- (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain) _____
 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (**check (i) or (ii) below**):

- (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) _____ Purchaser has received copies of all information listed above.
 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
 (e) Purchaser has (**check (i) or (ii) below**):
 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
 or
 (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: <u>Jamie L. Meyers</u> 6/30/2026 1:41 PM EDT			
Signed by: <u>Andrew Meyers</u>	Date: 6/30/2026 1:51 PM EDT	Purchaser	Date
Signed by: <u>Georgia Mimi Coffman</u>	Date: 6/30/2026 12:38 PM EDT	Purchaser	Date
Signed by: _____	Date: _____	Agent	Date

1 2026.06.24 (90)



Front

2 2026.06.24 (73)



Front/parking

3 2026.06.24 (67)



Side

4 2026.06.24 (71)



Rear and Sun Room entry and parking

5 2026.06.24 (47)



Rear

2026.07.30 (163)



Front

1 2026.07.30 (51)

Front Porch

2 2026.07.30 (50)

View from Front Porch

3 2026.07.30 (52)

Front Porch

4 2026.07.30 (16)

Living Room

3A 2026.07.30 (109)

Living Room

6 2026.07.30 (46)

Kitchen

7 2026.07.30 (20)

Kitchen

7A 2026.07.30 (47)

Kitchen custom china cabinet

7B 2026.07.30 (49)

Kitchen custom china cabinet

8 2026.07.30 (19)

Kitchen

9 2026.07.30 (25)

Kitchen

10 2026.07.30 (26)

Frigidaire Gallery refrigerator

11 2026.07.30 (27)

Frigidaire Gallery refrigerator

12 2026.07.30 (28)**13 2026.07.30 (29)****14 2026.07.30 (30)****17 2026.07.30 (21)**

Kitchen

17A 2026.07.30 (18)

View from Kitchen window

18 2026.07.30 (22)

Double under-mount sink with disposal

19 2026.07.30 (44)

Undercabinet pull-out basket

20 2026.07.30 (45)

Undercabinet pull-out basket

21 2026.07.30 (33)

Trash compactor

22 2026.07.30 (31)

Custom cabinets

23 2026.07.30 (32)

Custom cabinets

24 2026.07.30 (38)

Custom built-in pantry with pull-out shelves

25 2026.07.30 (35)

Custom built-in pantry with pull-out shelves & lazy susan

26 2026.07.30 (37)

Custom built-in pantry with pull-out shelves

27 2026.07.30 (7)

Living Room

28 2026.07.30 (10)

Sun Room

29 2026.07.30 (12)

Sun Room

30 2026.07.30 (14)

Sun Room

31 2026.07.30 (15)

Sun Room propane heater (on right) and electric heater (on left)

32 2026.07.30 (69)

Hall to bedrooms

32A 2026.07.30 (71)

Hall linen closet

33 2026.07.30 (82)

Primary bedroom

33A 2026.07.30 (102)

View from Primary Bedroom

33B 2026.07.30 (107)

Primary bedroom

33C 2026.07.30 (94)

Custom gun cabinet and shutters

33D 2026.07.30 (95)

Custom gun cabinet

34 2026.07.30 (83)

Primary Bathroom

35 2026.07.30 (85)

Primary Bathroom walk-in shower

36 2026.07.30 (86)

Primary Bathroom walk-in shower

37 2026.07.30 (87)

Primary Bathroom walk-in shower with built-in bench and electric heater

38 2026.07.30 (84)

Primary Bathroom double vanity

39 2026.07.30 (88)

Primary Bathroom custom cabinet with laundry bin

40 2026.07.30 (90)

View from Primary Bathroom

41 2026.07.30 (91)

Primary Bathroom double vanity undermount sinks with stone countertop

42 2026.07.30 (92)

Primary Bathroom medicine cabinet

43 2026.07.30 (97)

Primary walk-in closet with custom shelving

44 2026.07.30 (99)

Primary walk-in closet with custom shelving

45 2026.07.30 (101)

Primary Bedroom

46 2026.07.30 (79)

Hall from Primary Bedroom leading towards Living Room

47 2026.07.30 (74)

Bedroom 2

48 2026.07.30 (75)

View from Bedroom 2

49 2026.07.30 (77)

Bedroom 2

50 2026.07.30 (59)

Bedroom 3 with custom shelving & cabinetry

51 2026.07.30 (60)

Bedroom 3 with custom shelving & cabinetry

53 2026.07.30 (61)

Bedroom 3

54 2026.07.30 (64)

Bedroom 3

55 2026.07.30 (68)

Hall outside of Bedroom 3 and entry to Bath 2

56 2026.07.30 (54)

Bath 2

57 2026.07.30 (56)

Bath 2

58 2026.07.30 (57)

Bath 2

59 2026.07.30 (58)

Whole house fan

60 2026.07.30 (41)

Laundry Room/Pantry

61 2026.07.30 (40)

Laundry Room wash sink

62 2026.07.30 (42)

Rear entry (view from Laundry Room)

63 2026.07.30 (110)

Stairs to lower level

64 2026.07.30 (112)

Lower level Kitchen

65 2026.07.30 (114)

Lower level Kitchen. Door leads to mechanical room with boiler, electrical panel

66 2026.07.30 (124)

Lower level recreation room with wood stove, custom cabinetry & Murphy Bed

67 2026.07.30 (125)

Lower level recreation room with custom cabinetry & Murphy Bed

68 2026.07.30 (126)

Lower level recreation room with wood stove, custom cabinetry & Murphy Bed

69 2026.07.30 (127)

Riteway wood stove

70 2026.07.30 (128)

Lower level recreation room with wood stove, custom cabinetry & Murphy Bed

71 2026.07.30 (129)

Lower level Recreation Room with custom storage cabinetry

72 2026.07.30 (130)

Lower level Recreation Room with custom storage cabinetry

73 2026.07.30 (132)

74 2026.07.30 (134)

Lower level flex room

75 2026.07.30 (135)

Lower level flex room

76 2026.07.30 (136)

Lower level flex room

77 2026.07.30 (137)

Lower level flex room

78 2026.07.30 (139)

Lower level storage room with whole house vacuum (needs serviced)

79 2026.07.30 (142)

Lower level storage room

80 2026.07.30 (140)

Lower level storage room whole house vacuum parts (needs serviced)

81 2026.07.30 (141)

Lower level storage room shelving

82 2026.07.30 (138)

Lower level Recreation Room view towards Kitchen

83 2026.07.30 (133)

Lower level Recreation Room propane heater

84 2026.07.30 (116)

Lower level Mechanical Room & half bath

85 2026.07.30 (118)

Lower level Mechanical Room - electrical panel

86 2026.07.30 (119)

Briggs & Stratton IntelliGEN Series generator panel

86A 2026.07.30 (158)

16Kw Generator

87 2026.07.30 (117)

Weil-McLain boiler

87A 2026.07.30 (160)

Fuel oil pipe at back door

88 2026.07.30 (120)

AO Smith hot water heater

2026.07.30 (156)

Rear

2026.07.30 (104)

Entry to Sun Room from rear Patio

6 2026.06.24 (49)

Rear/Gazebo

2026.07.30 (103)

Rear Patio/Gazebo

2026.07.30 (106)

Storage at rear patio for hammock (hangs between house & gazebo)

2026.07.30 (105)

Rear Patio/Gazebo

6AA 2026.06.24 (62)

Interior gazebo

6AAA 2026.06.24 (61)

Interior gazebo

6AAAA 2026.06.24 (64)

Swinging bench at gazebo

6A 2026.06.24 (57)

Gazebo and view

6B 2026.06.24 (51)

Gazebo and side

6C 2026.06.24 (52)

Rear

6D 2026.06.24 (54)

Side/front

6E 2026.06.24 (56)

Side/front

7 2026.06.24 (26)

Rear house and garage/workshop

8 2026.06.24 (48)

Garage/workshop

9 2026.06.24 (68)

Garage/workshop

10 2026.06.24 (19)

Side/rear of garage/workshop

12 2026.06.24 (21)

Rear garage/workshop

13 2026.06.24 (23)

Rear/side garage/workshop

Hillsboro**14 2026.06.24 (25)**

Side garage/workshop. Generator and propane tank.

89 2026.07.30 (157)

Aerial of house and garage/workshop and Denmar Rd.



Propane tank (300 gallons rented from Southern States in Marlinton)

16 2026.06.24 (24)

View of rear towards storage building

17 2026.06.24 (30)

Side view of storage building

18 2026.06.24 (31)

View back towards house from rear of property

19 2026.06.24 (33)

Side view of storage building

20 2026.06.24 (35)

Side view of storage building

21 2026.06.24 (36)

Side/rear view of storage building

23 2026.06.24 (37)

View from rear of property

24 2026.06.24 (39)

View from side of storage building

2026.07.30 (154)

Rear view

2026.07.30 (155)

Rear view

25 2026.06.24 (40)

Side view of storage building towards back of house

26 2026.06.24 (42)

Back right corner of property

27 2026.06.24 (44)

Front view of storage building

3 2026.06.24 (6)

Aerial view of house, gazebo, garage/workshop and storage building

28 2026.06.24 (43)

View from rear towards house and storage building

29 2026.06.24 (29)

View from rear towards house and storage building

30 2026.06.24 (27)

Rear view of house

31 2026.06.24 (28)

Side view of garage/workshop

32 2026.06.24 (86)

Side view of house

33 2026.06.24 (72)

Side view of house

2026.07.30 (159)

Side/rear

34 2026.06.24 (66)

Rear and Sunroom entry doors and parking

36 2026.06.24 (70)

View of driveway (facing towards Denmar Rd)

37 2026.06.24 (83)

Hollandsworth property for nearly 50 years

38 2026.06.24 (34)**40 2026.06.24 (77)**

Roses

41 2026.06.24 (81)**42 2026.06.24 (96)**

Hillsboro sign on Rt. 219 heading north

43 2026.06.24 (92)

Denmar Rd sign heading north on 219

44 2026.06.24 (13)

House number sign

35 2026.06.24 (79)

Front lawn

4 2026.06.24 (8)

Aerial house, garage/workshop, driveway & Denmar Rd

2 2026.06.24 (4)

Aerial house, garage/workshop, driveway

5 2026.06.24 (7)

Aerial house, garage/workshop, storage building, driveway

6 2026.06.24 (1)

Aerial storage building, garage/workshop, driveway

8 2026.06.24 (11)

Aerial storage building, house

7 2026.06.24 (10)

Aerial house, garage/workshop, driveway, Denmar Rd

45 2026.06.24 (87)

Entry from Denmar Rd

2026.07.30 (156)

