

Utility and Homeowner Information
6634 & 6650 Porters Road Esmont, VA 22937

Utility	Electric	Propane
Current Provider	Appalachian Power	Variable – Current owners shop for best prices.
Average Monthly Bill	\$900	Three propane tanks on the property. 1000-gallon tank services the main house for stove, generator, and auxiliary heat. The cottage has a 500-gallon tank that services the cottages generator. The pool has a 500-gallon tank that services the pool heater.

Water and Septic Information

Main house septic pumped twice a year (due to B&B usage) The system was inspected prior to getting B&B license. Well pump was inspected/replaced 10 years ago and UV and water softener system installed. The cottage has its own septic that was pumped in July 2026 as well as its own well that was installed around 8 years ago.

Other Services	Current Provider (if applicable)
Internet	Firefly up to 1G
Yard Maintenance	N/A
Alarm System	N/A
Trash Collection	GFL \$75/month for multiple cans due to B&B

System	Water Heater	HVAC	Roof
Age	2 80-gallon units in main house 9 years old	3 units in main house vary in age from 4 to 10 years old	12

Schools

Elementary	Middle	High School
Scottsville	Walton	Monticello

Info on this sheet is provided by current owners and is believed to be accurate but not guaranteed.