

# 1456 Beaverdam Creek Rd.

## On 3.25 Acres for \$315,000



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Crozier, VA 23039

### **Welcome to Crozier**

You will love the gorgeous hilltop setting & great views found at this lovely brick one level home on 3.25 acres with a small pond at the back of property. Well cared for home that has benefited from many improvements over the last few years.

- Remodeled Kitchen with Granite
- Awesome Rec Room with pool table
- Private deck with pond view
- Remodeled Master Bathroom
- Trane Heat Pump still under warranty
- Great neighborhood for walking
- Brick home built in 1993
- Newer Roof





### Approximate Room Sizes and Features

Foyer	13'5"x6"	Tile floor, coat closet
Living Room	14'10"x13'4"	Crown & chair moldings
Dining Room	14'10"x13'4"	Crown, chair & picture frame moldings
Family Room	20'7"x13'5"	Soapstone wood stove, door to deck
Kitchen	14'9"x13'5"	Remodeled with new cabinets, Granite countertops, Bosch dishwasher
Owner's Suite	16'1"x13'4"	Two closets, updated bathroom with large tiled shower & linen closet
Front BR	16'2"x11'	Double windows & closet
Back BR	13'6"x11'7"	Double closet & two windows
Rec Room	19'4"x18'6"	Beamed ceiling & wainscoting, pool table can convey
Laundry Rm	10"x5'11"	Vinyl floor, cabinets

### Additional Information

**Year Built:** 1993  
**Square Footage:** 2,471  
**Water & Sewer:** Deep well & conventional septic system  
**Siding:** Brick  
**Taxes:** \$1,322 in 2015  
**Schools:** Randolph Elementary  
 Goochland Middle  
 Goochalnd High  
**Acres:** 3.25  
**Heating/Cooling:** Trane unit still under warranty

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