



PARKER
PROPERTIES, INC.

Presents —

3506 Hadensville — Fife Rd.
\$325,000



See more at www.GoochlandHomes.com

Cedar Spring—25 Acres with 3-bedroom Cape, Picnic Pavilion, & Pond

A fun country place for weekend get-a-ways or a fulltime residence. All furnishings in the house & items in the workshop may remain—even the paddle boat! This property is convenient to both Richmond & Charlottesville, about 5 miles from I-64 Hadensville, Exit 152. Everything you need is here—move in & enjoy!



View toward home across the pond. Picnic Pavilion w/kitchen, bath, workshop Living Rm w/ wood fireplace



Family room w/woodstove.

Kitchen w/all appliances, washer/dryer.

Bedroom with M&R wainscoting.



Heating: Electric baseboard, woodstove
Cooling: 3 window units, 8 ceiling fans
Water: 45' deep well w/30' water
Sewer: House septic tank w/cleanout, Picnic pavilion has separate septic.
Square Footage: 1360
Taxes: \$828. If purchaser takes property out of land use, rollback taxes will be due.
Year Built: 1992
Roof: Original
Siding: Wood panels
Sound system: Speakers throughout house & picnic pavilion.

Schools: Byrd Elementary
 Goochland Middle School
 Goochland High School

Approximate Dimensions

- Front Porch** 31'6"x7'4" Two swings
- First Floor:** Hardwood floors except as noted. Christmas switch for window candles.
- Living Rm 14'3"x11'4" Wood-burning fireplace, open beamed ceiling, custom Greendale railing
- Kitchen 11'5"x11' Ceramic flr, pantry w/combo washer/dryer, dishwasher, electric range, Refrigerator, microwave, breakfast bar.
- Family Rm 19'3"x11'4" Carpeted, woodstove, painted paneling, rear door, 2 fans/lights, window ac
- Front Bdrm 11'4"x10' Fan/light, chair rail, raised panel wainscoting from Miller & Rhoads Tea Room, closet.
- Rear Bdrm 11'4"x10' Fan/light, closet., window ac.
- Full Bath Ceramic, tub/shower, raised double vanity, ironing board
- Second Floor:** Hardwood floors throughout.
- Master Bdrm 12'x10' 4' kneewalls, balcony, fan/light, no closet - armoire.
- Bath Tub/shower, single vanity.
- Loft 14'3"x9'3" Fan/light, window ac.
- Picnic Pavilion:** Approximately 30'x40', covered & lit, with outside sink & table for fish cleaning.
- Summer house 12'x10' Kitchen has range, sink, microwave, refrigerator, freezer, hot water heater. (2 story) Multi-purpose room upstairs. Bathroom & kitchen are winterized.
- Full Bath Half bath + shower in separate room.
- Workshop:** 20'x18' Workbench & ample storage, fenced area in rear.

Extras: Concrete picnic area near house with outdoor fireplace, playhouse storage building near pond with 200 amp service.

Visit www.GoochlandHomes.com

Represented exclusively by:



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