



On 2.47 Acres in Manakin

This Williamsburg charmer is loaded with good Colonial details, from the cobblestone-lined drive to the cedar shake roof. There are 3 or 4 bedrooms, 2 1/2 baths, 2-car garage, 2 fireplaces, hardwood floors, lots of crown molding and chair rail, and terrific patio & deck. Move in & enjoy!



Living Rm , corner fireplace



Dining Rm with door to deck



Family Rm fireplace w/gas logs



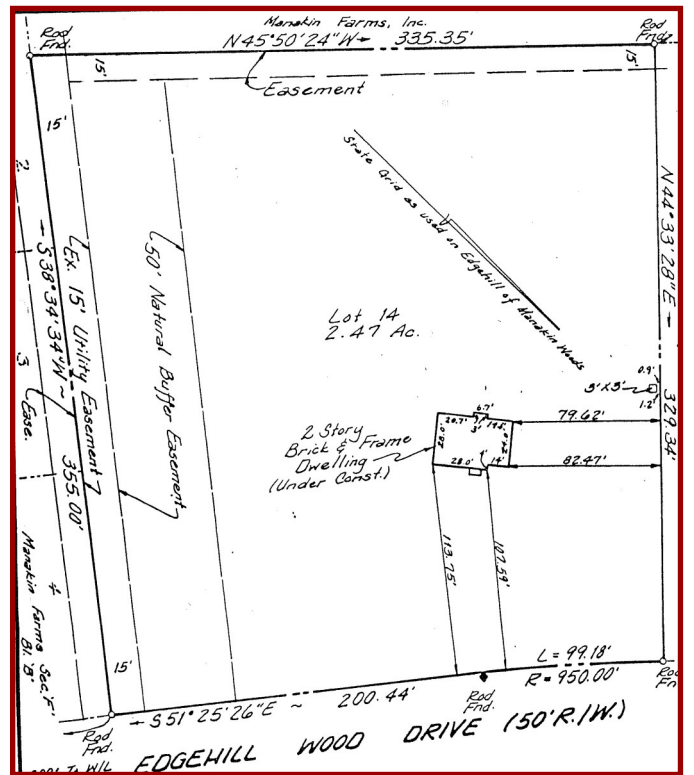
Kitchen w/French doors to deck



Covered walk from garage to home



Rear view



Approximate Room Sizes and Features

First Floor:

Foyer	13'4"x6'9"	2 coat closets, crown molding & chair rail
Living Room	16'8"x13'6"	Corner FP w/marble surround, crown molding & chair rail.
Dining Room	13'6"x11'3"	Door to deck, crown molding & chair rail.
Kitchen	15'8"x13'5" + 5'5"x3' bay	w/French doors to deck. Oak cabinets w/Baldwin knobs & lazy Susan. Jennaire range, pantry, dishwasher.
Family Room	17'2"x13'7"	Beamed ceiling, brick FP w/gas logs, crown molding & chair rail.
Powder Room		Marble floor
Utility Room	4'9"x5'8"	Vinyl floor, washer & dryer.

Second Floor:

Master bedroom	20'6"x13'7"	Walk-in closet, ceiling fan, private ceramic bath with shower.
Rear corner BR	13'x13'	
Front corner BR	11'10"x10'6"	
Study/4th BR	11'5"x10'5"	Walk-up stairs to attic, no closet, bookcases can remain.
Hall Bath		Ceramic floor, double vanity, tub/shower combo.

Exterior:

Deck	27'x12'	Gate on steps.
Patio	25'9"x16'4"	Brick & aggregate, covered walk from garage
Garage	24'x24'	Finished, sink, exterior stairs to 12x12 storage with roughed-in plumbing.

Built: 1989 **Water:** Deep well, 10 gpm.
Sq. Ft.: 2,174 **Heating:** 2 heat pumps.
Roof: Cedar shake roof is less than 10 years old.

Sewer: Septic tank w/pump
Taxes: \$1,704
Siding: Beaded wood siding



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