

On 2.62 Acres in Manakin-Sabot

Thoughtfully designed & immaculately maintained, this 4 bedroom, 3 1/2 bath Cape is surprisingly open, with a 2-story foyer, see-thru fireplace in family room & kitchen, first floor master suite, 2-car garage in the basement, and exceptional woodwork throughout. Ready for you to move in!



Dining Room open to Foyer



See-thru fireplace in family room.



Kitchen side of fireplace.



First floor master bathroom.

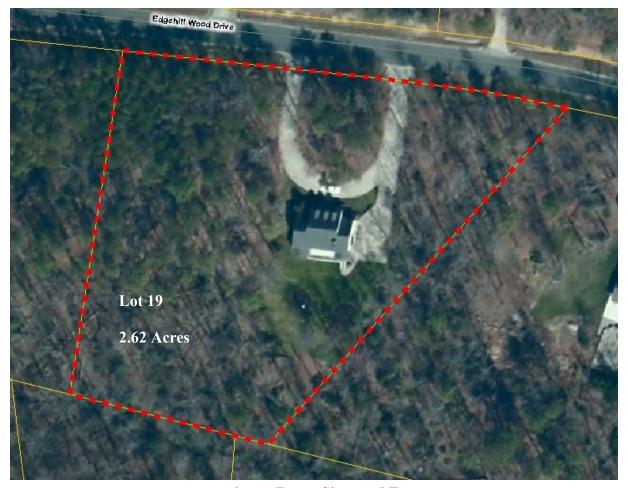


Deck with awning.



Storage room beside garage.

See more at: www.GoochlandHomes.com



Approximate Room Sizes and Features

First floor: Floors are hardwood unless otherwise indicated. Central vac throughout home.

Foyer 14'x14' 2-story, coat closet, powder room.

Dining Room 14'5"x11'5" Dentil molding, chair rail, picture frame molding, open to foyer.

Family Room 23'8"x14'3" Stone, gas, see-thru fireplace, 3 sets sliding glass doors, built-ins, beams Kitchen Corian counters, bay breakfast nook w/fireplace, 2 pantrys, desk area. 23'5"x11'6"

Fan, carpeted. Master bedroom 18'5"x13'3"

Ceramic, jetted tub, bench shower, double vanity, walk-in, 2 linen closets Master bathroom

7'10"x7'8" Utility Room Ceramic floor, cabinets, utility sink. **Second floor:** All bedrooms are carpeted. Switch for window candles.

Bedroom #2 14'5"x11'6" Private bath with tub/shower, east end of home.

Bedroom #3 14'6"x11'6" Fan, walk-in closet, dormer window.

Fan, double closet, direct access to hall bath. Bedroom #4 12'9"x10'3"

Ceramic, double vanity, tub/shower. Hall Bath Unfinished room 17'5"x13'5" Walk-in attic or potential 5th bedroom.

Basement:

Work bench, 2 remote controlled doors Garage 25'x23'

Storage Room 11'x6'3" Generator hookup

Built: 1993 Water: Deep well

Sewer: Septic tank pumped fall 2014

Sq. Ft.: 2192 **Heating:** 2-zone heat pump. **Taxes:** \$1,730



Rachel Parker (804) 784-3333 (800) 221-8586 Post Office Box 61 - Crozier, VA 23039

Rachel@ GoochlandHomes.com