



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	23'5"x11'6"	Corian counters, bay breakfast nook w/fireplace, 2 pantrys, desk area.
Master bedroom	18'5"x13'3"	Fan, carpeted.
Master bathroom		Ceramic, jetted tub, bench shower, double vanity, walk-in, 2 linen closets
Utility Room	7'10"x7'8"	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.
Bedroom #4	12'9"x10'3"	Fan, double closet, direct access to hall bath.
Hall Bath		Ceramic, double vanity, tub/shower.
Unfinished room	17'5"x13'5"	Walk-in attic or potential 5th bedroom.

Basement:

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



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