



***On 2 Lots totaling 1.2 Acres in Goochland Courthouse***

This 4-bedroom, 2 bath home with full basement & wrap porch includes the “yard sale” lot beside it, which could be sold off. Walk to the PO, bank, “Y”, library, community college, and several restaurants in this quiet, country village. A quality property with lots of potential, built by Stuart Haden.



*15x20 Living Room*



*Open 13x15 Dining Rm*



*11x13 office with built-ins*



*Kitchen w/walk-in pantry*



*4 bedrooms upstairs*



*Shelves, woodstove, laundry*

**See more at: [www.GoochlandHomes.com](http://www.GoochlandHomes.com)**



### Approximate Room Sizes and Features

**First Floor:** 8'4" ceilings & hardwood floors except as noted.

Living Room	14'9"x19'6"	Fireplace & door to side porch.
Dining Room	14'9"x13'	Open to living room, built-in shelves & cabinets
Kitchen	12'6"x11'3"	Vinyl floor, side door, walk-in pantry.
Study/office	13'2"x11'2"	Carpet over hardwood, wall of built-ins.
Full Bath		Ceramic, shower currently leaks.

**Second Floor:** Hardwood floors except as noted. Bedrooms in the four corners .

Front W bedroom	13'9"x12'6"	+7'x4'9" alcove with window, possible bathroom location.
Front E bedroom	12'6"x11'10"	
Rear E bedroom	12'6"x11'3"	
Rear W bedroom	12'6"x9'3"	
Hall Bath		Ceramic, tub/shower.

**Basement:** 32'3"x26' Unfinished, oil furnace, woodstove, shelves, outside access

Laundry Room 8'10"x7'4"

**Porch:** 9' wide, 52' across front, 37' each side

**Garage:** 24'x26'

**Built:** 1953

**Water:** Public water

**Sewer:** Septic tank, sewer available.

**Sq. Ft.:** 2,064 + 1,032 unfinished basement

**Taxes:** \$1,611

**Heating:** Heat pumps 20 yr. old, oil hot water furnace 40 yr. old.



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