



On 8.29 Acres in James River Farms

This 3-bedroom, 2.5 bath brick home has a first floor master bedroom, full basement with hobby room, easy access walk-in attic, spacious Florida room overlooking the fenced back yard, and step-saving galley kitchen. There are walking trails through the woods, and the James River boat ramp is only a mile away.



Hardwood floors under the carpet.



Formal dining room



Florida room has 2 skylights.



Kitchen has pantry & pull-out shelves

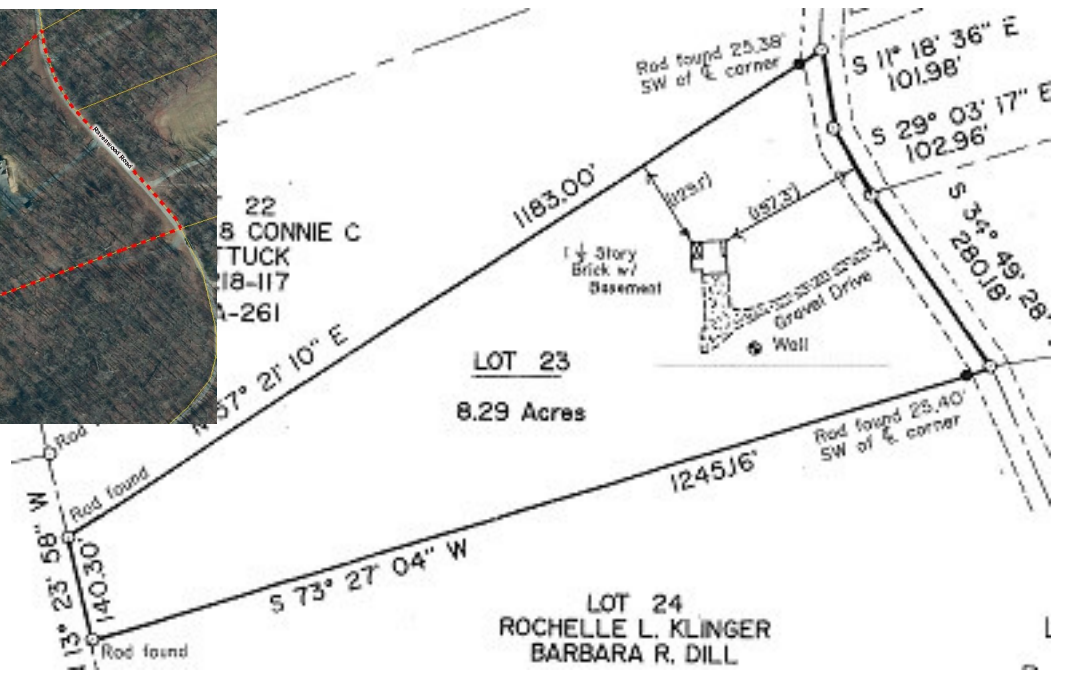


First-floor master suite!



Full basement is partially finished.

See more at: www.GoochlandHomes.com



Wired for Generator!

Approximate Room Sizes and Features

First Floor: Hardwood floors throughout.

Foyer	8'x6'	Louvered closet door for air return, steps to basement.
Family Room	20'7"x14'	Woodburning FP, fan/light, closet, 2 sets sliding glass doors to Florida room, carpet over hardwood.
Florida Room	20'x12'	Carpeted, 2 skylights, fan/light, door to deck.
Dining Room	12'x10'	Crown molding, chair rail formal.
Kitchen	17'x10'	Bay window breakfast nook, pantry, electric range, dishwasher, microwave, pull-out shelves, laundry closet.
Half bath		Vinyl floor
Master bedroom	13'6"x15'4"	Carpet over hardwood, 2 double closets.
Master bath		Double cultured marble vanity, fiberglass tub/shower, vinyl floor.

Second Floor: Carpeted throughout.

South bedroom	17'x12'	Walk-in closet, walk-in attic, fan, irregular shape.
North bedroom	13'x10'3"	Double closet.
Hall Bath		Vinyl floor, cultured marble vanity, fiberglass tub/shower, second sink.

Basement:

Garage	28'x27'	2 garage doors, 1 walk-in, sink.
Hobby Room	20'x10'	Heated & cooled, semi-finished, large closet (Not included in sq.ft.)

Exterior:

Deck	12'x13'	Steps & ramp.
Front Porch	21'x4'	New front storm door.

Sq. Footage: 2,258

Year Built: 1991

Heating/Cooling: 2009 heat pump with propane gas backup & summer/winter damper. New windows, 2012.

Siding: Mostly brick, vinyl on Florida room & full dormer.

Taxes: \$1,320

HOA fee: \$100 annually for road maintenance

Schools: Byrd Elementary, Gochland Middle, Gochland High



Jim Parker - Rachel Parker - Rob Parker
(804) 784-3333 (800) 221-8586