



PARKER
PROPERTIES, INC.

Presents —

4629 Shannon Hill Estates Rd.
\$165,000



See more at www.Goochlandhomes.com

On 3.30 Acres in Goochland County

Note the standing seam metal roof, one of the unusual quality features of this 3 bedroom, 2 bath cedar home. A ramp from the side door leads to the 2-car carport. The heat pump is only 3 years old, the wooded lot is nice & level, and this well-cared for home is only 2 miles to I-64 at Shannon Hill.



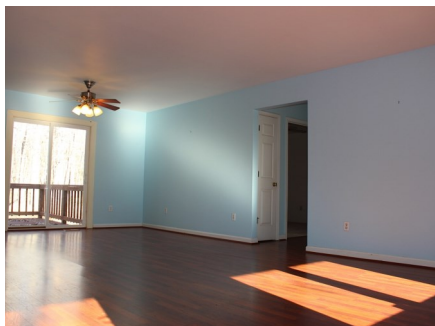
Great room with woodstove



Fully equipped galley kitchen.



New carpet in all bedrooms.



Dining area with deck access



Shed in fenced back yard.



New glass shower in master bath



Approximate Room Sizes & Features

Great Room	18'5" x 13'9"	Woodstove, laminate floor.
Dining area	12'7" x 10'2"	Open to Great Room, laminate floor, deck access.
Kitchen	10' x 9"	Galley type, refrigerator, range, & dishwasher.
Utility Room	7' x 7'	Washer/dryer hookups, cabinets, side door w/ramp,
Master bedroom	14' x 12'7"	Fan/light, new carpet, walk-in closet, private bath.
Master Bath		New glass & ceramic shower, cultured marble vanity.
Front bedroom	11'5" x 9'10"	New carpet
Rear bedroom	11'5" x 9'9"	New carpet
Hall Bath		New vanity, fiberglass tub/shower, vinyl, & toilet.

Exterior:

Front Porch 8'x40' Rear Deck 12'x20' Exterior Storage 8'x4' Shed 10'x16' Carport 18'x20'

Additional Information

Sq. Footage: 1,232

Taxes: \$826

Heating/Cooling: Heat pump 3 years old.

Road Maintenance: A neighbor maintains the road, asking others to chip in for gravel every few years. This owner usually paid around \$150 each time.



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