

1918 Sheppard Town Rd.

On 2.87 Acres for \$309,000



Welcome to Crozier

You will love living in this charming 1944 cape loaded with character inside & out. Whether you are reading in the inviting sun room, relaxing on the spacious back deck, sitting by a crackling fire in the den, working on a project in the workshop or just tending to the garden you will come to appreciate the many unique places on this property that seem to make living a good life almost unavoidable.

- Comcast cable is here!
- First floor owners suite with Jacuzzi tub & tiled shower
- Private deck with great views of the property
- Wood burning fireplace in Den
- No subdivision & no restrictions
- Multipurpose outbuilding
- On a quiet, low traffic country road.
- Less than 5 miles to the I64 exit at Oilville

Rob Parker
Parker Properties

Cell 357-4622
Rob@GoochlandHomes.com

www.GoochlandHomes.com

Post Office Box 61
Crozier, VA 23039



Approximate Room Sizes and Features

Living Room	22'9" x 15'6"	Beamed ceiling, book shelves, wood floors, wood burning fireplace
Sun Room	19'11" x 16'4"	Two skylights, C-fan, recessed lights
Family Room	16'9" x 11'2"	Beamed ceiling, door to deck
Kitchen	11'6" x 11'5"	Two windows, Pergo flooring
Owner's Suite	15'2" x 12'	Two closets, dressing area in bathroom with double vanity, large tiled shower and two person Jacuzzi tub.
Laundry Rm	7'3" x 6'	Sink & cabinets, exterior door
South BR	14' x 12'11"	Wood floor, skylight, dormer window
North BR	16'5" x 8'	Dormer window, wood floor

Other Amenities

Back Deck	54' x 16'	Built in benches & planter box, 15' wide steps to back yard,
Multipurpose outbuilding with separate driveway includes:		
Carport	24x20	Concrete floor, easy to enclose
Workshop	22x14	Concrete floor, double door, electricity
Studio	24x15	Wood floor, sheet rock walls & closet

Additional Information

Year Built: 1944

Square Footage: 2,342

Water & Sewer: Well & conventional septic system

Siding: Aluminum

Taxes: \$1,342 in 2016

Schools: Randolph Elementary
Goochland Middle
Goochland High

Acres: 2.87

Heating/Cooling: Carrier Heat Pump

All information contained heron was obtained from sources deemed reliable, but no guarantee is intended or implied and is subject to errors and omissions.