



*On 4.12 Acres in Timber Ridge*

This cedar rancher offers a lot of living space, 3 bedrooms, & 2 baths. With hardwood floors in the formal rooms and bedrooms, ceramic tile baths, an open kitchen/family room, tiled Florida room, attached 2-car garage and detached workshop/shed, this is an ideal country home. Only ten minutes west of 288, with DSL.



*Stained glass accent in foyer*



*12x18 living room*



*Family Rm & Kitchen, total 38'*



*All appliances stay in kitchen*



*Heated Florida room, 12x23*



*13x22 shed/workshop*

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





### Approximate Room Sizes and Features

Foyer	5'4"x11'6"	Ceramic "brick" pavers, stained glass side panel, coat closet
Living Room	18'3"x11'6"	Hardwood floor, crown molding
Dining Room	14'3"x11'6"	Hardwood floor, crown molding & chair rail
Kitchen	11'6"x13'6"	Vinyl floor, ceramic backsplash, electric range, dishwasher
Family Room	27'3"x13'6"	Carpeted, fireplace/insert, French doors to Florida room.
Florida Room	23'4"x11'6"	Ceramic tile floor, electric baseboard heat, ceiling fan/light.
Hall Bath		Ceramic, tub/shower
Master bedroom	14'2"x14'	New carpet, private tiled bath with shower.
Corner bedroom	14'9"x12'	Hardwood floor, double closet.
Center bedroom	10'4"x12'	Hardwood floor, single closet.
Utility Room	14'6"x5'8"	Vinyl floor, cabinets, washer, dryer, garage access.
Garage	24x28	Lots of shelves, pull-down stairway to attic.
Front Porch	39'x4'	
Rear Deck	13'x25'	Irregular shape, low to ground.

**Built:** 1979

**Sq. Ft.:** 2052

**Taxes:** \$1,258

**Heating:** Heat pump, 14 yrs. January 2014 bill was \$179.34; hasn't been over \$200.

**Roof:** Dimensional shingles, 9 yr. old, with 35 yr. guarantee.

**Road Maintenance Fee:** \$150 semi-annually, includes snow removal.



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