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*On 8.91 Acres with In-Law Cottage*

A rare offering that may be just what you need! A spacious 3-bedroom Cape with first floor master & 2-car garage with room above, connected by a breezeway to a cottage with many of the same features as the house: beautiful hardwood floors, propane heatolator fireplaces & jetted tub/showers. Convenient to schools, Goochland Courthouse area, & I-64 Oilville. \$10,000 credit for closing costs or updating.\*



*House w/1st flr master & garage.*



*Living Room opens into sun room.*



*Kitchen with bay breakfast nook.*



*In-law cottage., breezeway*



*Living Room with gas fireplace.*



*Fully equipped kitchen & laundry*



**Heating/Cooling:** 2015 heat pumps up-stairs & cottage. 2008 unit downstairs. Propane tanks belong to owner and will convey.

**Square Footage:** 2329 house  
                           792 cottage  
                           3121 total  
                           300 room over garage  
                           Heat disconnected

**Taxes:** \$1,936

**Year Built:** 1991

**Roof:** Original

**Siding:** Cedar

**Schools:** Goochland Elementary  
                   Goochland Middle School  
                   Goochland High School

### Approximate Room Dimensions

<b>First Floor:</b>	Hardwood floors except as noted.	
Foyer	20'6"x8'	Coat closet & storage closet.
Living Rm	28'x15'3"	Gas heatolator fireplace, walk-out bay window, dining area, pocket doors.
Sun Rm	15'3"x11'4"	Vaulted pine ceiling, wainscoting, vinyl floor.
Kitchen	22'2"x13'9" +	walk-out bay window. Pine cabinets, wall oven, smooth cooktop, pantry.
Utility Rm	7'5"x5'4"	Vinyl floor.
Powder Rm		Vinyl floor
Master Bedrm	17'2"x13'5"	Carpeted, 2 closets, fan.
Master Bath		Single cultured marble vanity, jetted tub/shower.
<b>Second Floor:</b>	Carpeted except as noted.	
East Bdrm	20'3"x17'	Rear wall of closets, fan/light.
Hall Bath		Tub/shower, double cultured marble vanity, vinyl floor.
West Bdrm	15'4"x15'	Wall of closets, fan/light.
Bonus Rm	22'7"x12'10"	Reached by stairway from garage, heat pump ducts are disconnected from upstairs heat pump, so not included in house sq. footage.
<b>In-law Cottage:</b>	Hardwood floors except as noted.	
Entry		Coat closet,
Living Rm	27'x14'	Gas heatolator fireplace, dining area, door to breezeway.
Kitchen	11'x8'5"	Smooth cooktop, microwave., wall oven, dishwasher
Utility Rm	8'5"x4'4"	Stack washer/dryer, vinyl floor, pull-down stairway to attic.
Bedroom	16'x12'5"	Private bath with jetted tub/shower, single vanity, vinyl floor.
<b>Exterior:</b>		
Garage	24'x24'	2 automatic doors, central vac, hot water heater, doors to breezeway, patio
Patio		Aggregate, accessed from sun room, garage, breezeway

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