



PARKER
PROPERTIES, INC.

Presents —

4072 Trice Lane
\$215,000



On 8.3 Acres in Goochland County

Thanks to a 1999 addition, this 1566 sq.ft. home has 2 master bedrooms, a third bedroom, an office, & screened porch off the new master. There are beautiful hardwood floors in the great room & ceramic floors in the renovated kitchen & bathrooms. Only 5 miles west of Gum Spring, off Rt. 250.



Vaulted great room w/skylights



Functional home office.



New carpet in 15x15 master



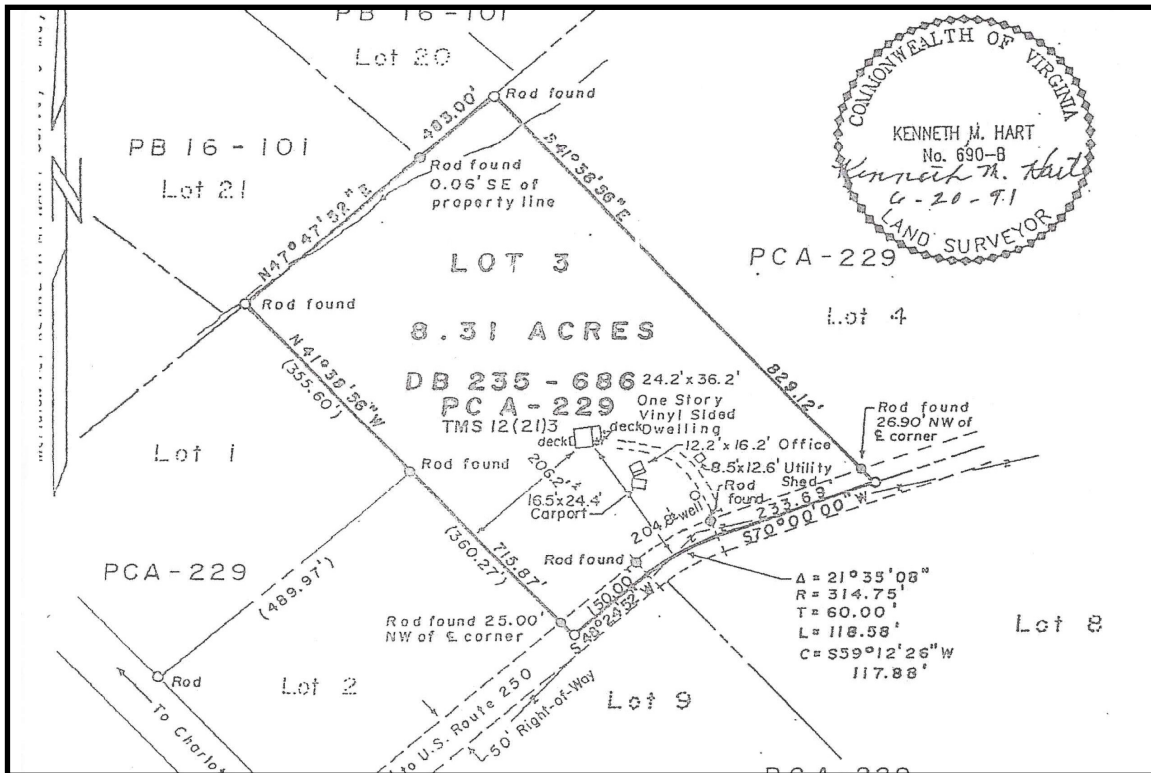
Ceramic floored kitchen



Screened porch off master



12x24 shed with electricity



Approximate Room Sizes & Features

Living area	22'3"x13'9"	Hardwood floor, vaulted ceiling, skylights, bookcases, pellet stove
Dining area	16'6"x9'6"	Open to living area
Kitchen	11'x9"	Galley type, ceramic floor, refrigerator, range, & dishwasher.
Office*	10'x8'	Laminate floor, wall of cabinets, walk-in closet, pull down to attic.
Master bedroom*	14'10"x14'8"	Fan/light, new carpet, private bath/laundry, screened porch access.
Master Bath*		Double vanity, linen closet, shower, laundry closet.
Rear bedroom	11'x11'5"	Wood flr, direct bath access, 2 closets, fan/light (original master)
Front bedroom	11'5"x9'10"	Laminate, fan/light
Hall Bath		New vanity, ceramic floor, tub/shower

* 1999 addition, plus 6' added to great room, by Gordon Construction.

Exterior:

Front Deck upper level	23'x12'	Low maintenance composite material with vinyl railings
lower level	15'x4'	Wood decking, with gate to upper level
Screened Porch	11'x9'5"	Fan/light, off new master bedroom
Attached storage	5'x5'	
Shed	12'x24'	With electricity

Additional Information

Sq. Footage: 1,566 **Taxes:** \$994 **Year Built:** 1989 & 1999
Heating/Cooling: Two heat pumps. **Siding:** Vinyl **Water:** 2012 well pump

Schools: Byrd Elementary, Goochland Middle & Goochland High School



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