

Beautiful Home Located In Cedar Trace

106 Cedar Creek Lane, Colonial Heights, VA 23834



- ❖ 2,306 Sq. Ft.
- ❖ 2 Level Home
- ❖ 4 Bedrooms
- ❖ 2.5 Full Baths
- ❖ Formal Living Room
- ❖ Formal Dining Room
- ❖ Family Room
- ❖ 2 Car Garage
- ❖ Front Porch
- ❖ Back Deck
- ❖ Fenced Back Yard
- ❖ Vinyl Siding
- ❖ 2 Zone Heating
- ❖ Central Air
- ❖ Gas Fireplace
- ❖ Eat in Kitchen
- ❖ Dishwasher
- ❖ Microwave
- ❖ Electric Cooking
- ❖ Wood Cabinetry
- ❖ Lighted Ceiling Fans
- ❖ Hard Wood Floors
- ❖ Wall to Wall Carpet
- ❖ Master Bath
- ❖ Jetted Tub
- ❖ Master Closet
- ❖ Pull Down Attic
- ❖ Built 2003



Sunshine Realty Group LLC

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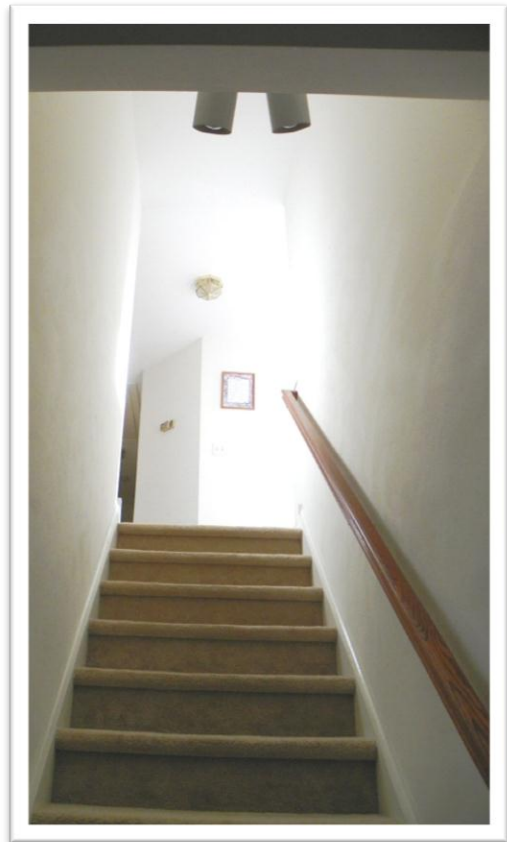
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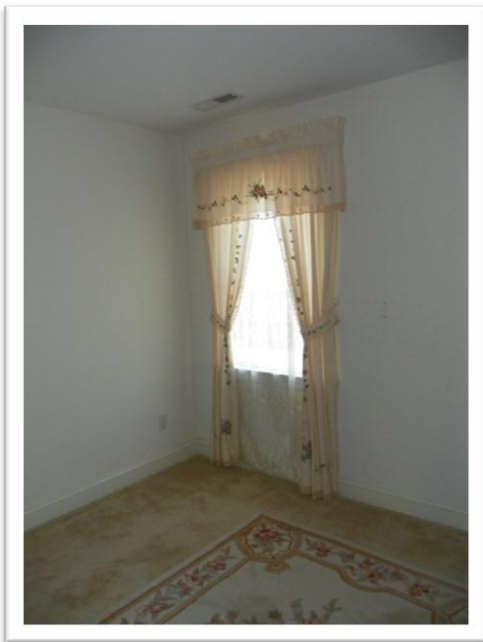
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Property Description

All Room Measurements are Approximate
All information is deemed accurate but not guaranteed.

First Level

Foyer:	5'8" x 13'3" - Hard Wood Floors, Light, HVAC Intake, Window on Second Floor 3'5" x 3'0" - Coat Closet
Living Room:	11'11" x 11'7" - Hard Wood Floors, Double Window, Crown Molding
Dining Room:	11'5" x 11'0" - Hard Wood Floors, Double Window, Chandelier, Crown Molding, Chair Molding, Built in Cabinetry
Kitchen:	15'5" x 13'2" - Vinyl Floors, Wood Cabinets, Microwave with Exhaust, Dishwasher, Electric Cooking, Ceiling Light, Eat in Kitchen with Bay Window and Chandelier, Garage Access 1'0" x 3'3" - Food Pantry
Family Room:	15'5" x 16'1" - Carpet, Lighted Ceiling Fan, Gas Fire Place, Window, Deck Access, Thermostat
Half Bath:	7'0" x 2'9" - Vinyl Floors, Light, Exhaust, Wood Vanity, Mirror, Towel Rack
Garage:	19'0" x 22'0" - Cement Floors, Finished, Gas Hot Water Heater, Lighting
Deck:	15'10" x 10'7" - Treated Wood
Stairs:	8'10" x 3'5" - Carpet, Light, Hand Rail



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Second Level

Hall:	19'0" x 3'2" - Carpet, HVAC Intake, Pull Down Attic, Light, Thermostat 2'2" x 1'0" - Linen Closet
Hall Bath:	4'11" x 8'11" - Vinyl Floors, Wood Vanity, Light, Mirror, Exhaust, Tub & Shower
Laundry Closet:	5'0" x 5'1" - Vinyl Floors, Shelving, Light, Washer and Dryer Connections, Folding Doors
Master Bed Room:	15'5" x 15'2" - Carpet, Lighted Ceiling Fan, 2 Windows
Master Bath Room:	9'6" x 10'0" - Vinyl Floors, Double Wood Vanity, Water Closet, Jetted Tub, Shower 6'8" x 11'1" - Walk In Closet
Bedroom #2:	11'7" x 11'11" - Carpet, Light, Double Windows 3'4" x 3'5" - Closet
Bedroom #3:	11'6" x 10'11" - Carpet, Double Window, Light 4'3" x 4'5" - Closet
Bedroom #4:	14'8" x 24'0" - Carpet, Double Window, 2 Single Windows, Lighted Ceiling Fan 4'4" x 3'8" - Closet 2'6" x 3'9" - Closet



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Details

Deck:	15'10" x 10'7" - Treated Wood
Porch:	Country
Drive Way:	Extends From Street To Garage - Cement
Home Exterior:	Vinyl Siding
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Attic:	Pull Down
Heating:	2 Zone



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Property Specifications

County/City:	City of Colonial Heights
Subdivision:	Cedar Trace
Style:	Single Family Home
PID:	17000500040
Year Built:	2003
Taxes:	\$2,562,72- 2012 Per County Records
Tax Assessment:	\$224,800 - 2012 Per County Records
Total Area:	2,306 Square Feet Per Tax Report
Heated Area:	2,306 Square Feet Per Tax Report
Cooling:	2 Zone Central Air
Heating:	2 Zone Heating
Heating Source:	Natural Gas
Utilities:	County Water and Sewer
Hot Water:	Tank
Hot Water Source:	Natural Gas
Contingency:	None
MLS:	1229896

Home Owners Association: None

Schools

Lakeview Elementary * Colonial Middle * Colonial High School

All information contained herein was obtained from sources deemed reliable, but no guarantee is intended, expressed, or implied. Persons interested in the property may consult their own authorities before making a purchase decision. School districts are subject to change without notice. Please verify schools with the appropriate authority. Broker licensed by the state of VA and located in Glen Allen, VA.



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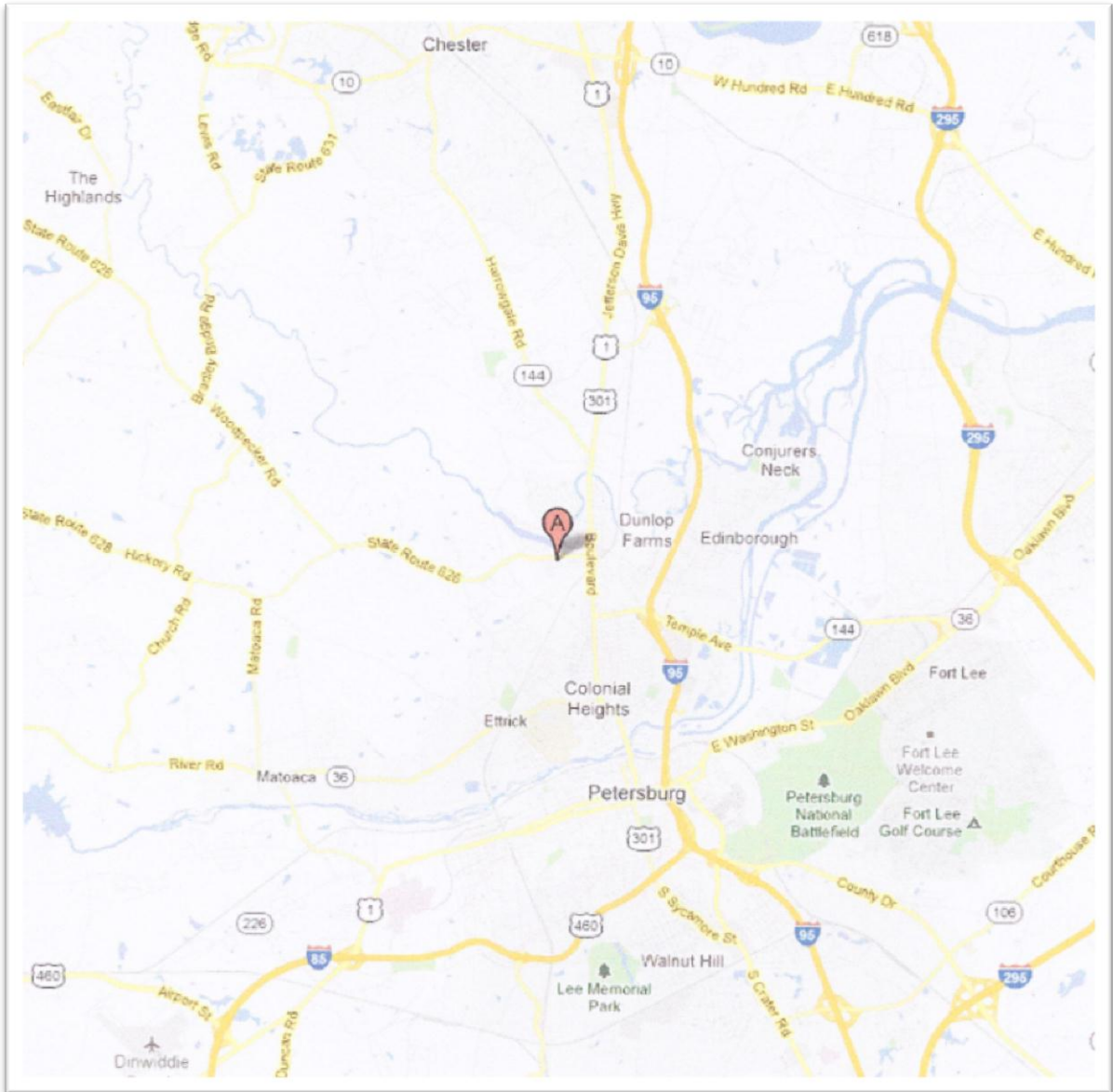
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Area Map



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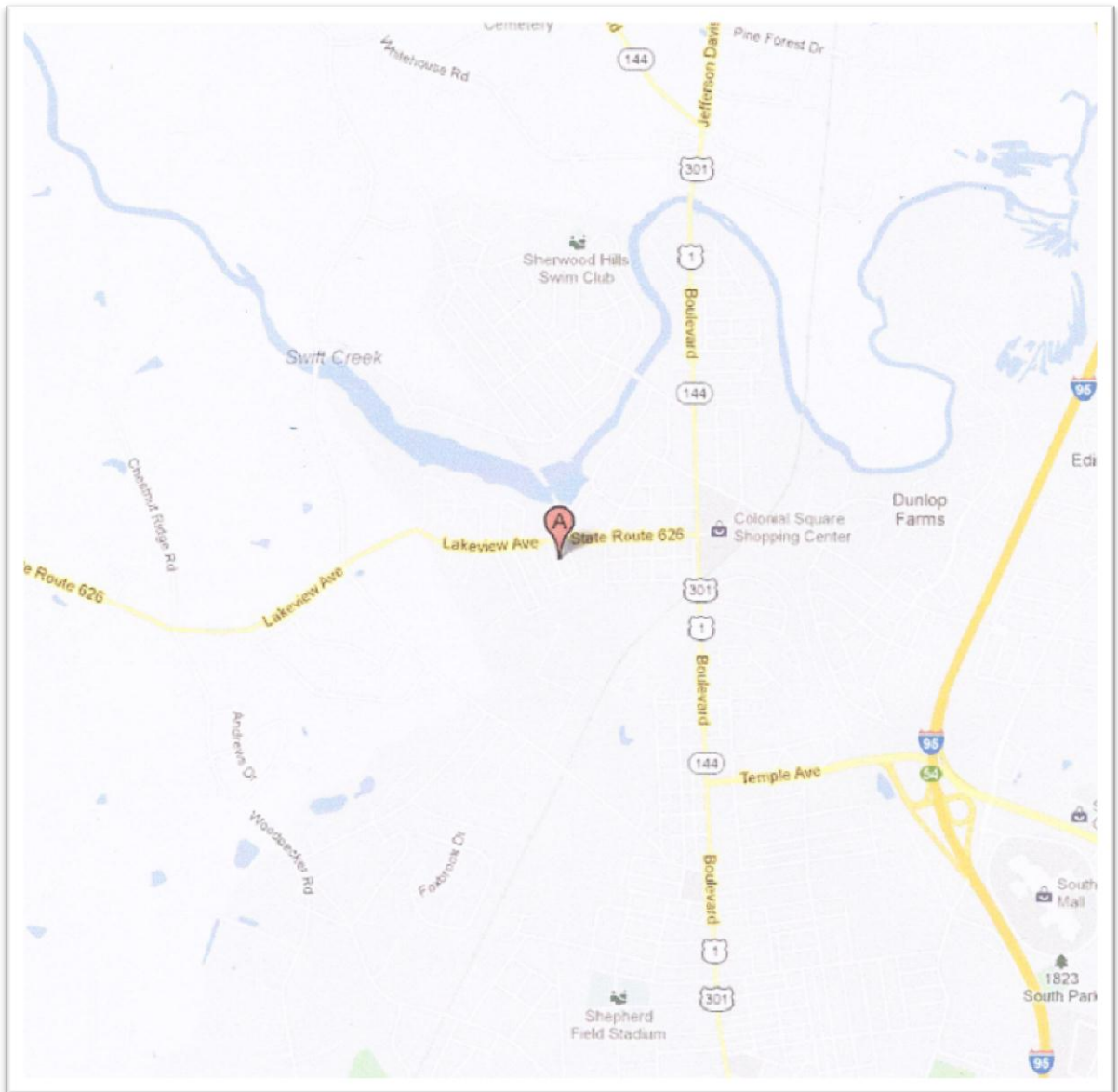
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Street Map



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