

Custom Timber Frame Home Located in Timber Creek 2660 Old Timber Way, Powhatan, VA 23139



- ❖ 2,929 Sq. Ft.
- ❖ 10.91 Acres
- ❖ 2 Level Home
- ❖ 3 Bedrooms
- ❖ 2.5 Baths
- ❖ 2 Car Garage
- ❖ 1,395 Unfinished SF
- ❖ Loft
- ❖ Wood Burning Fireplace
- ❖ Corian Counters
- ❖ Kitchen Island
- ❖ Cook Top
- ❖ Eat In Kitchen
- ❖ Oven
- ❖ Microwave
- ❖ Dishwasher
- ❖ Disposal
- ❖ Auto Lit Closets
- ❖ Central Vac
- ❖ 2 Zone A/C
- ❖ 2 Zone Heating
- ❖ Master Bath
- ❖ Master Closet
- ❖ Laundry Room

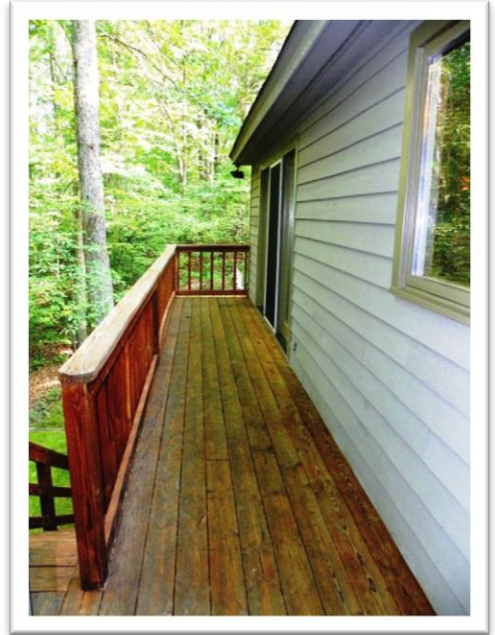


Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, ABR, CDPE, SFR, CHRE, e-PRO
P.O. Box 4754, Glen Allen, VA 23059
SRG LLC.net --- Dawn.Sclater@gmail.com --- (804) 307-8686

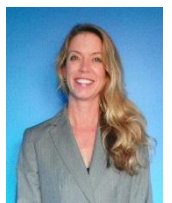


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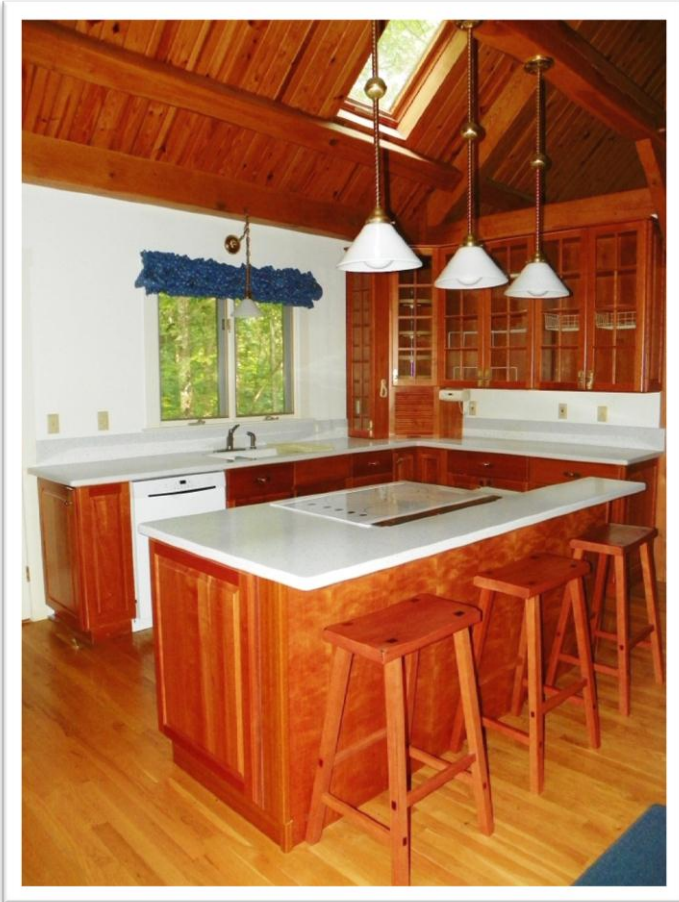


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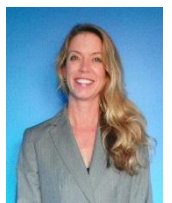


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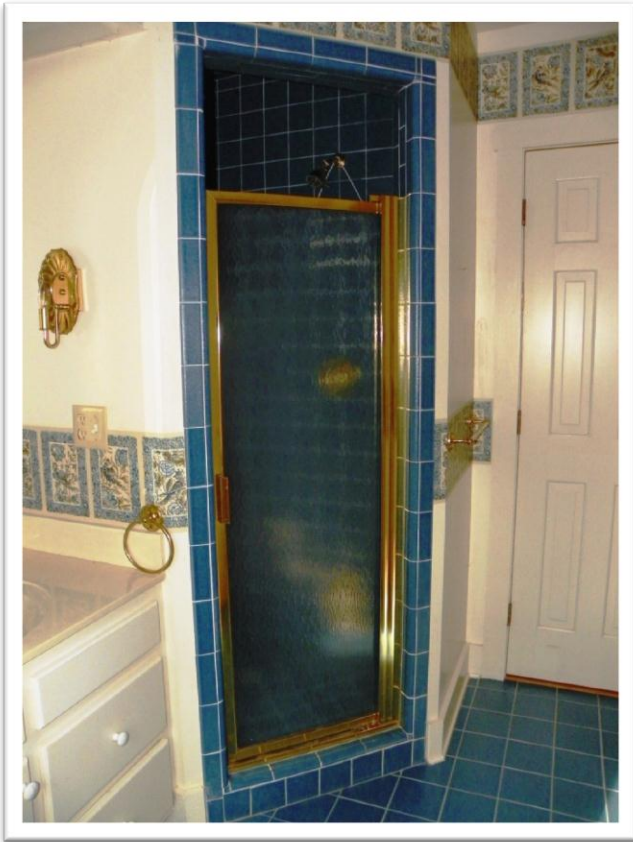
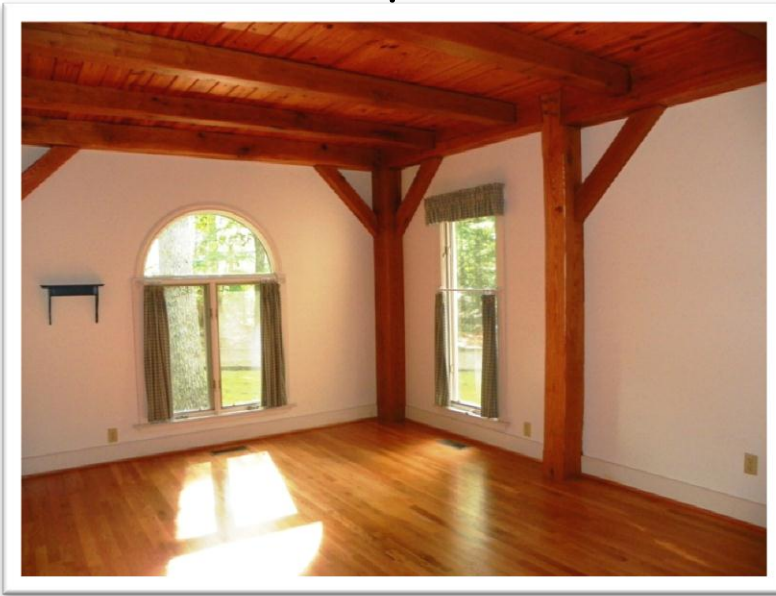


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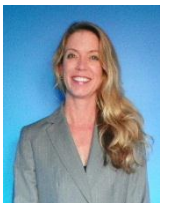


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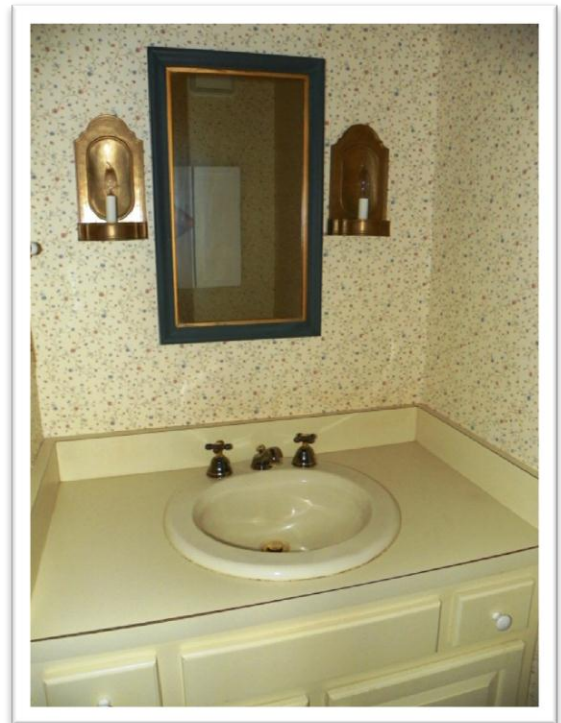
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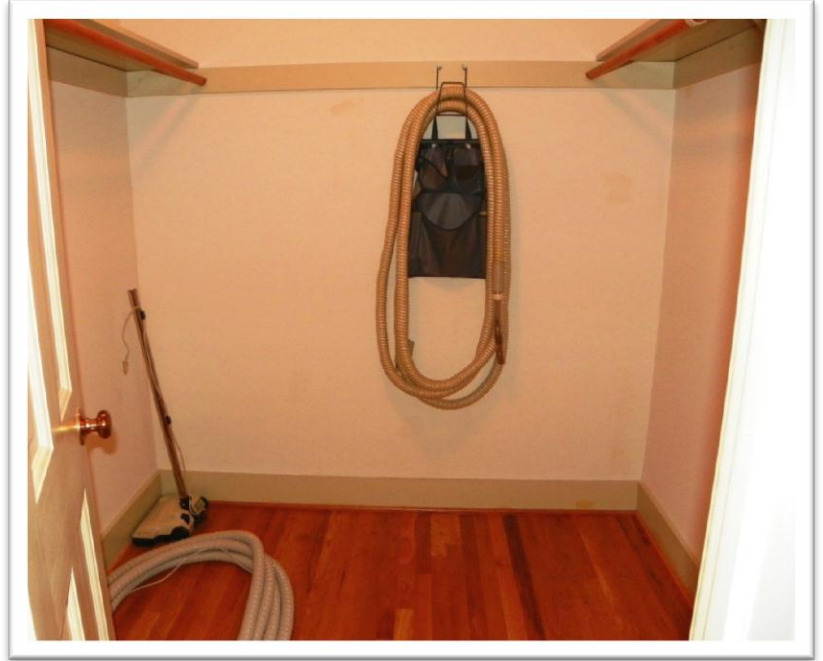
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Property Description

All Room Measurements are Approximate
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First Level

| | |
|----------------------|--|
| Foyer: | 8'1" x 15'6" - Tile Floor, Light, Window 5'6" x 3'3" - Coat Closet with Automatic Light |
| Great Room: | 16'0" x 30'2" - Wood Floors, Cathedral Ceiling, 8'10" Wood Burning Fire Place, 2 Ceiling Fans, Triple Doors to Deck, 2 Double Windows, 2 Single Windows |
| Kitchen: | 15'1" x 14'8" - Hard Wood Floors, Corian Counter Tops, Plain & Fancy Wood Cabinetry, Island with Electric Cook Top, Oven, Microwave, Disposal, Drop Lighting, 2 Sky Lights, Window, Access to Sun Room |
| Kitchen Eating Area: | 7'6" x 11'2" - Hard Wood Floors, Lighting, Access to Utility Room, and Half Bath 4'9" x 3'2" - Walk in Food Pantry with Automatic Light |
| Half Bath: | 5'9" x 3'2" - Wood Vanity, Mirror, Towel Hangers, Light, Exhaust, Wood Cabinet, Tile Floors |
| Utility Room: | 7'8" x 8'2" - Tile Floors, Wood Cabinetry, Utility Sink with Wood Vanity, Light, Window, Electric Washer and Dryer Connections |
| Utility Closet: | 3'3" x 5'5" - Hard Wood Floors, Central Vac Supplies, Shelving, Coat Hanging Knobs, Clothing Storage, Automatic Light |
| Garage: | 25'1" x 24'11" - Cement Floors, Pedestrian Door, 3 Windows, Storage Lofts, Retractable Walk Up Stairs, Shelving, Extra Wide Stairs to Home, Automatic Door Opener, New Garage Doors |



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- Sun Room: 24'0" x 14'0" - Tile Floors, Ceiling Fan, Light, Access to Deck, Two Triple Windows, Two Quad Windows, Access to Deck
- Master Bedroom: 11'9" x 18'7" - Hard Wood Floors, Double Arch Windows, Single Window
- Master Bath: 10'2" x 8'1" - Tile Floors, Double Sink, Double Mirrors, Shower, Light, Exhaust, Window, Towel Hangers
1'0" 2'10" - Linen Closet
8'2" x 4'11" - Master Closet

Basement

- Basement: 45'0" x 31'0" - Cement Floors, Water Neutralizing and Softening System, Central Vac, Electric Hot Water Heater, Block Walls, Access to Covered Back, Porch, Rough-in for Toilet and Shower
- Covered Patio: 24'0" x 14'0" - Cement Floor, Covered, Ceiling Fan, Panel Ceiling

Second Level

- Loft: 15'9" x 21'0" - Pine Wood Floors, Ceiling Fan, Cathedral Ceiling



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Second Level

Hall: 11'4" x 3'4" - Hard Wood Floors, Light, Pull Down Attic, HVAC Control
6'6" x 6'6" - Closet, Central Vac Equipment, Clothing Storage, Automatic Light
4'11" x 7'3" - Storage Closet, Shelves, Automatic Light

Full Bath: 7'9" x 7'5" - Tile Floors, Tub and Shower, Wood Vanity, Light, Exhaust Window

Bedroom #2: 12'4" x 19'3" - Hard Wood Floors, French Doors, Juliet Balcony, Sky Light
5'2" x 5'11" Closet with Automatic Light

Bedroom #3: 12'1" x 12'8" - Hard Wood Floors, 2 Windows, Sky Light, Attic Storage
2'10" x 6'6" - Closet



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Details

| | |
|------------------|---|
| Patio: | Cement, Covered, Ceiling Fan |
| Lot: | 10.91 Acres - Wooded Lot |
| Drive Way: | Gravel Extends from Street to Garage |
| Home Exterior: | Red Wood Siding |
| Roof: | Asphalt Shingles |
| Doors: | Wood Panel Doors |
| Windows: | Thermal Pane with Screens |
| Porch: | Front Country with Panel Ceiling |
| Attic: | Pull Down and Slide In |
| Unfinished Area: | 1,395 in Basement |
| Insulation: | 3 ½" Stress Skin Panels |
| Water: | 250' Well with a recovery Rate of 25 gpm Neutralizer, Softener, and Copper Pipes |
| Septic: | Two 1,000 Gallon Holding Tanks with Drain Field |



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Property Specifications

| | |
|------------------|--|
| County: | Powhatan County |
| Subdivision: | Timber Creek |
| Style: | Custom Timber Frame Home |
| PID: | M0004033 |
| Year Built: | 1990 |
| Taxes: | \$3,180.10- 2011 Per County Records |
| Tax Assessment: | \$413,000 - 2011 Per County Records |
| Heated Area: | 2,929 Square Feet Per Appraisal |
| Unfinished Area: | 1,395 Square Feet Per Tax Report |
| Heating/Cooling: | 2 Zone Trane Equipment with Electrostatic Precipitator Filter on the First Level and Mechanical Filter on the Second Level |
| Utilities: | Well and Septic |
| Hot Water: | Electric |
| Electricity: | 200 amp Circuit Breaker Panel |
| Contingency: | None |
| MLS: | 1217389 |

Home Owners Association: Community and Road Association

Fee Amount: \$200 per Year

Community Association Covers: Community Management, Architectural Review, Road Maintenance

Schools

Flat Rock Elementary
Pocahontas Middle
Powhatan Junior High
Powhatan 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.



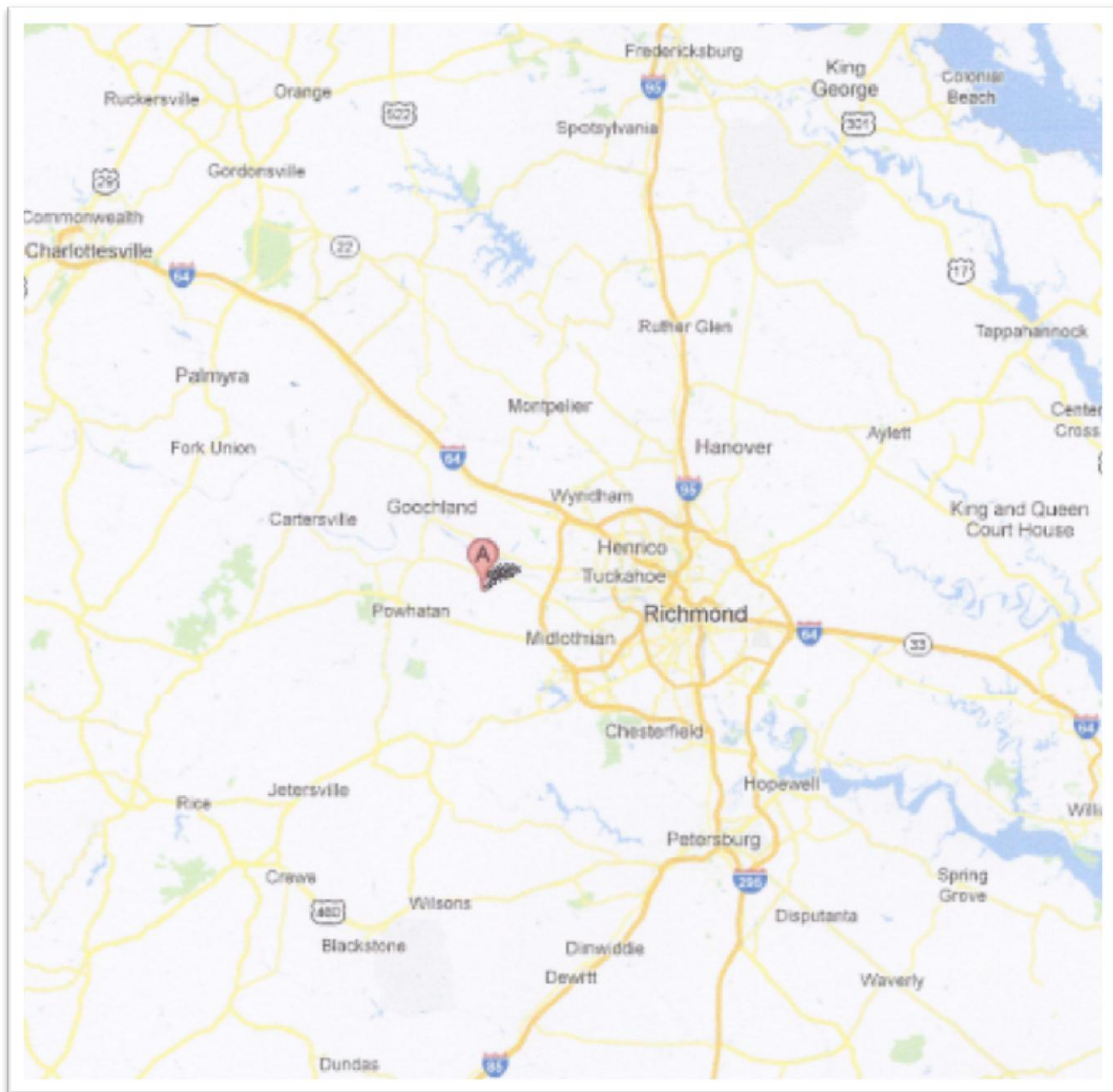
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Area Map



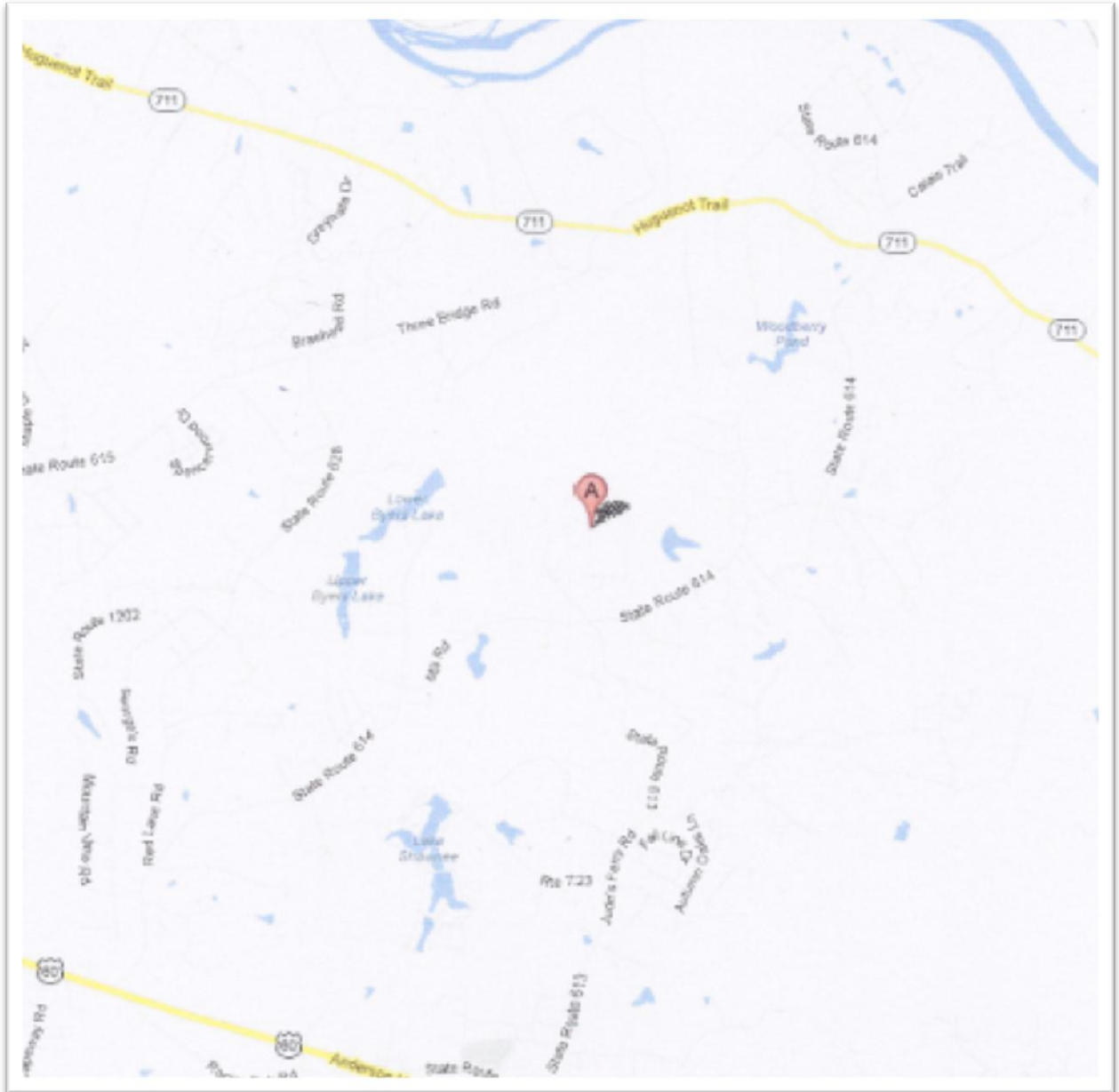
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Street Map



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