

# Lake Front Property on Trices Lake

3 Lakeside Drive, Columbia, VA 23038



- ❖ 2,424 Square Feet
- ❖ Boat Dock
- ❖ 3 Bedrooms
- ❖ 2 Full Baths
- ❖ Great Room
- ❖ Wood Stove
- ❖ Dining Room
- ❖ Eat In Kitchen
- ❖ Appliances Convey
- ❖ Family Room
- ❖ Bonus Room
- ❖ Utility Room
- ❖ Garage
- ❖ Shed
- ❖ Deck

Please do not remove this brochure from the property.



## Sunshine Realty Group LLC

Dawn M. Sclater, Owner/Broker, GRI, ABR, CDPE, SFR, e-PRO

P.O. Box 4754, Glen Allen, VA 23059

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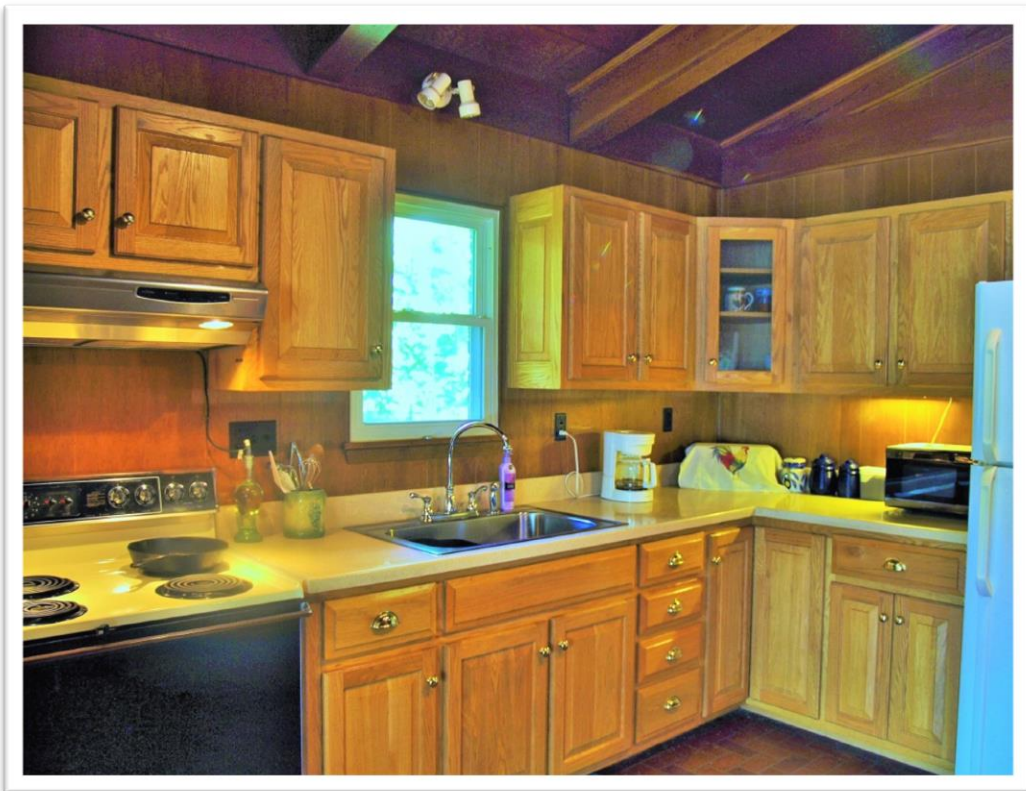
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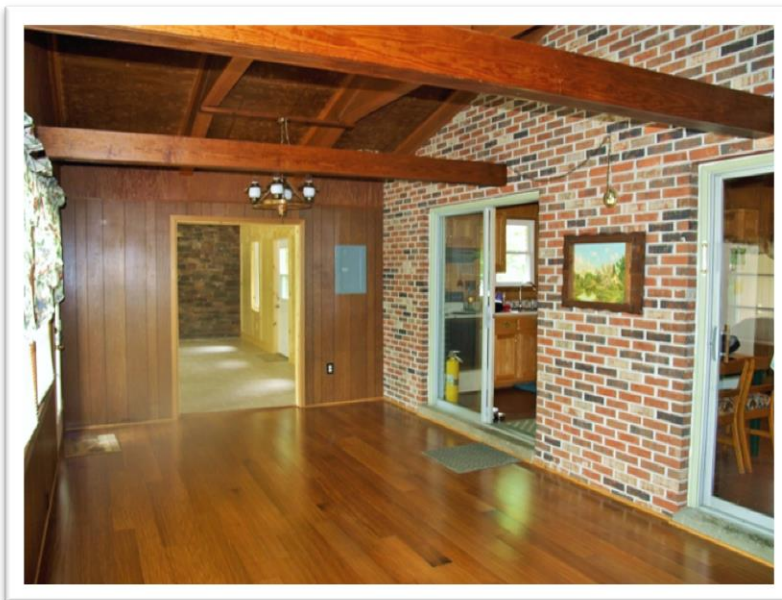
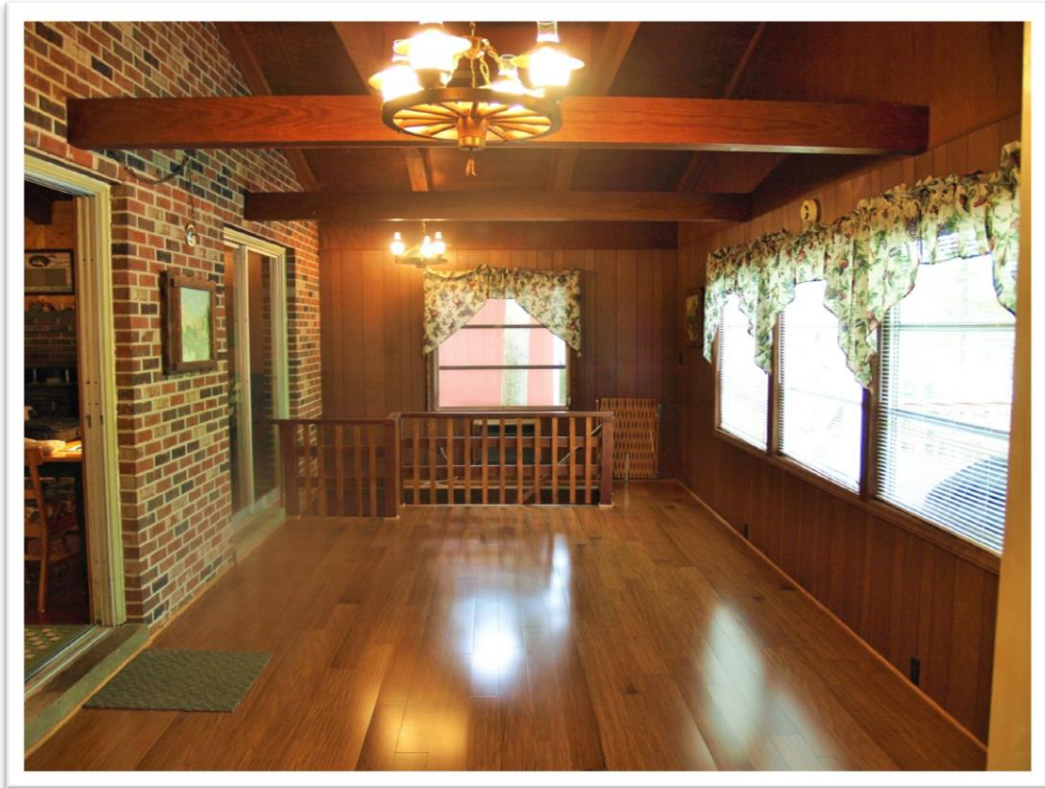
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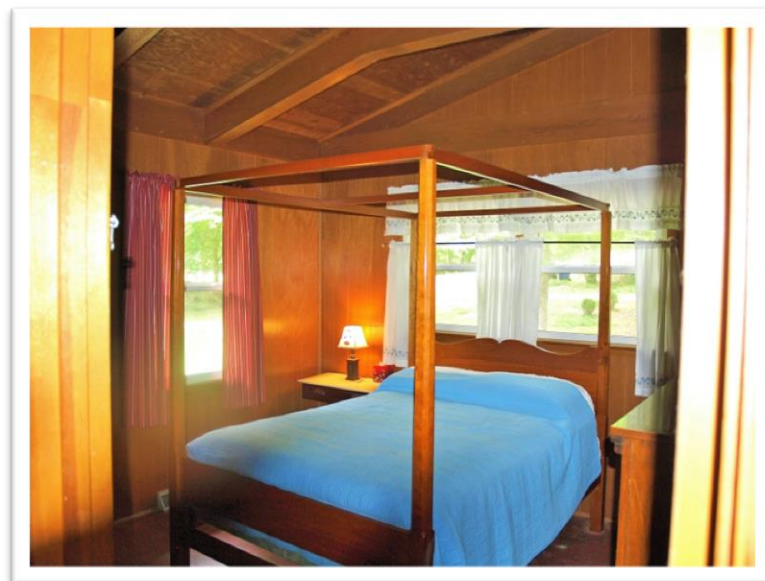
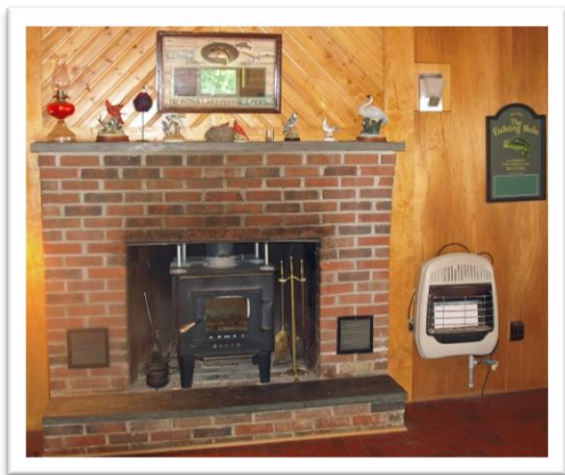
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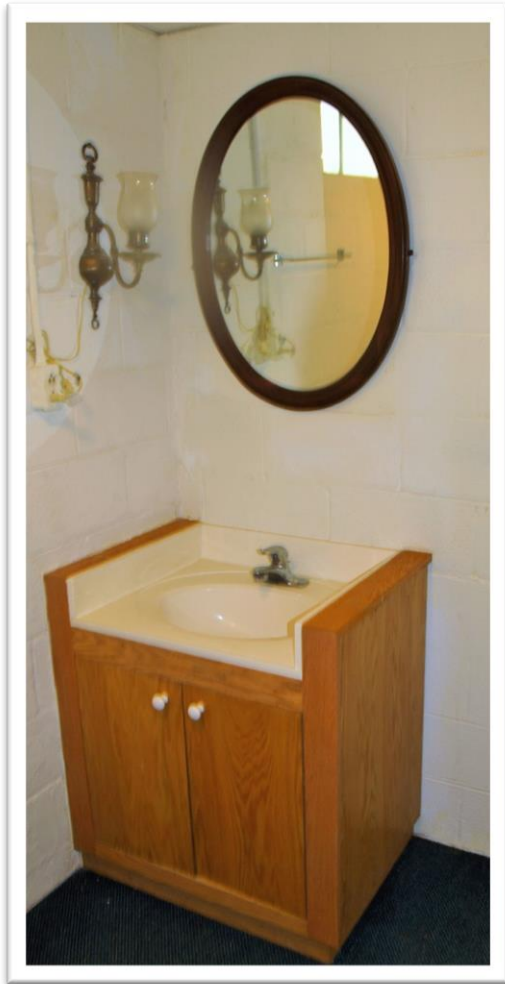
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### Property Description

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

### First Level

- Great Room:  
& Kitchen:** 23'0" x 19'9" - Vinyl Floors, Lighted Ceiling Fan, Wood Stove, Heater, Vaulted Ceilings, Eat-In Kitchen, Wood Cabinets, Electric Cooking, Exhaust, Refrigerator, Track Lighting, 2 Sliding Doors, Lake View  
2'9" x 2'0" - Food Pantry
- Full Bath:** 8'0" x 7'3" - Vinyl Floors, Wood Vanity, Mirror, Light, Tub & Tile Shower, Window
- Bedroom #1:** 11'7" x 11'1" - Vinyl Floors, Double Window, Single Window  
5'5" x 2'0" - Closet
- Bedroom #2:** 11'2" x 9'6" - Vinyl Floors, Double Window, Single Window  
5'5" x 2'0" - Closet
- Dining Room:** 20'0" x 12'0" - Hard Wood Floors, 2 Light Fixtures, 3 Windows, Deck Access, Sliding Doors to Deck. Lake View
- Family Room:** 23'0" x 23'0" - Tile Floors, 2 Lighted Ceiling Fans, 4 Drop Lights, 7 Windows, Wood Stove Rough-In, Surround Sound Rough-In, Sliding Doors to Deck, Lake View



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### Basement

- Bonus Room: 18'11" x 11'2" - Carpet, 2 Sliding Doors, Lake View  
5'0" x 1'11" - Closet
- Bedroom #3: 12'9" x 15'4" - Carpet, Window  
7'6" x 2'3" - Closet
- Bath #2: 7'11" X 5'9" - Carpet, Light, Wood Vanity, Shower,  
Window
- Utility Room: 22'7" x 18'8" - Cement Floors, Electric Panel,  
Electric Hot Water Heater, Washer, Dryer,  
Furnace, 2 Windows
- Garage: 23'0" x 23'0" - Cement Floors, Wood Stove  
Rough-In, 1 Oversized Garage Door, Finished  
Walls, Generator Ready



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### Details

View:	View of Lake on 3 Sides of the Home
Patio:	Cement & Gravel
Deck:	23'0" x 11'9" - Treated Wood, 2 <sup>nd</sup> Story
Lot:	.544 Acres Water Front
Drive Way:	Extends From Street, Gravel
Home Exterior:	Brick and Siding
Roof:	Composition Singles
Doors:	Insulated Doors
Windows:	Insulated with Screens
Porch:	Side Entry
Attic:	None
Unfinished Area:	414 Square Feet
Basement:	Full, Walk Out, Water View



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### Property Specifications

County:	Cumberland County
Subdivision:	Trices Lake
Style:	Ranch with Full Basement
PID:	016A21 1A
Year Built:	1955
Taxes:	\$1,466.16 - Per 2014 County Records
Tax Assessment:	\$198,130 - Per 2014 County Records
Total Area:	2,838 Square Feet Per County Records
Heated Area:	2,424 Square Feet Per County Records
Cooling:	Central Air
Heating:	Heat Pump
Heating Fuel Source:	Electric
Utilities:	Well & Septic
Hot Water:	Tank
HW Fuel Source:	Electric
Contingency:	None

**Home Owners Association:** Community Association

**Fee Amount:** \$800 Per Year

**Community Association Covers:** Common Area, Community Management

### Schools

Cumberland Elementary \* Cumberland Middle \* Cumberland 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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