

95 LINDBERGH LANE, MANAKIN-SABOT, VA 23103

Note: All Room Dimensions Are Approximate

FIRST LEVEL: HISTORIC RANDOM WIDTH HEART PINE FLOORING THROUGHOUT

ENTRANCE HALLWAY: 11'9" x 11'9" PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. TWO COAT CLOSETS. TURNED STAIRCASE. CHANDELIER.

LIVING ROOM: 15'2" x 12' PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. FRENCH DOORS OPENS TO WRAP-AROUND PORCH.

DINING ROOM: 17' x 13'2" PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. CHANDELIER. FRENCH DOORS OPEN TO WRAP-AROUND PORCH.

FAMILY ROOM: 16'4" x 13' PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. WOOD BURNING FIREPLACE WITH BRICK HEARTH. CUSTOM SHELVING WITH CABINETY BELOW. RECESSED LIGHTING. FRENCH DOORS OPEN TO WRAP-AROUND PORCH.

KITCHEN: 15' x 13'6" PINE FLOORING. CUSTOM CABINETY INCLUDING GLASS FRONT DOORS. ISLAND WITH EAT-IN BAR AREA AND CABINETY/SHELVING BELOW. BUILT-IN DESK. LAMINATE COUNTERTOPS. DOUBLE STAINLESS SINK. GE PROFILE COOKTOP. GE PROFILE STAINLESS WALL OVEN + ADVANTIUM OVEN/MICROWAVE. GE PROFILE STAINLESS REFRIGERATOR AND DISHWASHER. PANTRY. PENDANT LIGHTING. RECESSED LIGHTING. DOOR TO MUDROOM.

BREAKFAST ROOM: 14' x 9' POND VIEWS! PINE FLOORING. CROWN MOULDINGS. CHAIR RAIL. WET BAR WITH REFRIGERATOR AND CABINETY ABOVE WITH GLASS FRONT DOORS. GRANITE COUNTERTOP. CHANDELIER. RECESSED LIGHTING.

MUDROOM: 7'4" x 5'9" PINE FLOORING. CLOSET. CEILING FIXTURE. FRENCH DOOR OPENS TO REAR PORCH. ENTRANCE TO UTILITY ROOM.

UTILITY ROOM: LAMINATE FLOORING. UTILITY SINK. BUILT-IN SHELVING. DOOR TO PORCH.

POWDER ROOM: PINE FLOORING. CROWN MOULDINGS. CUSTOM CERAMIC SINK. LIGHT FIXTURE.

SECOND LEVEL:

HALLWAY WITH SITTING AREA/OFFICE: 12'2" x 12' PINE FLOORING. OPEN WITH PICTURE WINDOW. LINEN CLOSET. RECESSED LIGHTING. DOOR TO WALK-UP ATTIC.

MASTER SUITE: 20'6" x 15' POND & SEASONAL RIVER VIEWS. CARPETING. TWO WALK-IN CLOSETS. WINDOW SEAT WITH STORAGE BELOW. FRENCH DOORS OPEN TO MORNING ROOM/STUDY.

MORNING ROOM/STUDY: 20'6" x 4'6" CARPETING (NOT WALL-TO-WALL). CUSTOM SHELVING. TWO WALL SCONCES. TONGUE AND GROOVE WOOD CEILING.

MASTER BATH: LUXURIOUS! WHITE CERAMIC TILE FLOORING. SHOWER WITH CERAMIC TILE BACKSPLASH. CLAW FOOT TUB. DOUBLE VANITY WITH CABINETY BELOW. MIRROR. LINEN CLOSET. RECESSED LIGHTING.

BEDROOM #2: 18'7" x 9'4" CARPETING. DOUBLE DOOR CLOSET.

BEDROOM #3: 15'1" x 10'10" CARPETING. DOUBLE DOOR CLOSET.

JACK & JILL BATH: 12'2" x 8'4" CERAMIC TILE FLOORING. TUB/SHOWER WITH CERAMIC TILE BACKSPLASH. EACH BEDROOM HAS PRIVATE VANITY.

EXTERIOR:

7+ ACRES WITH PASTORAL AND POND VIEWS
SEASONAL RIVER VIEWS FROM MASTER BEDROOM
ACCESS TO STOCKED 1 ACRE POND
INVITING WRAP AROUND PORCH
BLUESTONE FRONT TERRACE
DOG PEN AND HOUSE
INVISIBLE FENCING FOR 3+ ACRES

SPECIAL FEATURES:

CUSTOM BUILT IN 2001 BY TUCKAHOE CREEK CONSTRUCTION
CONSTRUCTED WITH LOW MAINTENANCE HARDIPLANK + ENGLERT METAL ROOFING
WALK-UP ATTIC WITH POTENTIAL TO FINISH
9' CEILINGS ON FIRST LEVEL
LIGHTNING PROTECTION
BUILT-IN SPEAKER SYSTEM THROUGHOUT
ALARM SYSTEM
ALL UNDERGROUND WIRES

PERTINENT NEIGHBORHOOD INFORMATION:

LOCATED OFF RIVER ROAD WEST IN THE HEART OF MANAKIN-SABOT
ORIGINALLY PART OF HISTORIC BEN DOVER FARM
LOVELY CEDAR LINED DRIVE TO LINDBERGH LANE
OVERLOOKS SABOT ISLAND AND KANAWHA CANAL
ADJACENT TO PRIVATE 9-HOLE GOLF COURSE
EASILY ACCESSIBLE TO RIVER ROAD, 288 + SHORT PUMP
ROAD MAINTENANCE SHARED BY PROPERTY OWNERS

PUBLIC SCHOOLS:

RANDOLPH ELEMENTARY SCHOOL
GOOCHLAND MIDDLE SCHOOL
GOOCHLAND HIGH SCHOOL

School districts are subject to change. Please verify with the Department of Education

TABLE OF FACTS:

OWNER: JULIE H AND FREDERICK D PRESTON

LEGAL DESCRIPTION: RESUB BEN DOVER 7.50 AC LOT 4 OUT OF 62-15-C
#12-458 PCC 75

DATE OF CONSTRUCTION: 2001

SQUARE FOOTAGE: 2828 PER TAX RECORD

CONSTRUCTION: HARDIPLANK

ROOFING: ENGLERT STANDING SEAM METAL ROOFING

HEATING: TWO-ZONE, HEAT PUMP WITH GAS BACK-UP

HEAT SOURCE: ELECTRIC, GAS

COOLING: TWO-ZONE, CENTRAL AIR

WATER SUPPLY: WELL

SEWAGE DISPOSAL: SEPTIC

2014 TAXES: \$3,031.

NOTE TO REALTORS:

*There are Covenants, Conditions, Easements & Restrictions for "Ben Dover".
This is not subject to the Virginia Property Owners' Association Act.
Purchaser is required to adhere to recorded Road Maintenance Agreement.
Both documents are available at the property or from the listing agent.*

PRICE: \$650,000.