

**205 TIMBER RUN LANE
TAYLORS CREEK
WEEMS, VIRGINIA 22576**

CONSTRUCTION FEATURES

Built in 2000
Square Footage – 2,176
Roofing – March 2015
Siding – Hardiplank
Attached Two Car Garage
Crawlspace

MECHANICAL

Hot Water Heat/Central Air
Water Heater – Gas
200 Amp Service
Generator

LAND

0.63+/- Acres with Rip Rapped Shoreline
130' Waterfront
Gravel Driveway
Artesian Well
Septic System – Three Bedrooms
Pier with Trex Decking
Fencing on Waterside

HOME FEATURES

ENTRY

Wide Pine Flooring

DEN/STUDY

Wide Pine Flooring
Opens to Covered Deck and Pool

LIVING ROOM

Wide Pine Flooring
Wood-burning Fireplace
Opens to Screened Porch

POWDER ROOM

Tile Flooring
Pedestal Sink
Located in Hallway with Access to Pool

KITCHEN/DINING AREA

Wide Pine Flooring
Opens to Living Room and Screened Porch
Granite Counter-tops
Advantium Microwave – GE
Gas Range – GE
Dishwasher – Bosch
Refrigerator – Haier
Ice Maker – Maytag

PRIMARY BEDROOM

Random Pine Flooring
Opens to Covered Back Deck and Pool
Walk-In Closet

PRIMARY BATH

Tile Flooring
Walk-In Tiled Shower
Jetted Tub
Pedestal Sink

LAUNDRY- Located just inside Primary Bedroom

Pocket Door
Tile Floor
Washer and Dryer - GE

GUEST BEDROOM #1

Wide Pine Flooring
Walk-In Closet

GUEST BATH - Shared

Tile Flooring
Walk-In Shower
Pedestal Sink

GUEST BEDROOM #2

Wide Pine Flooring
Walk-In Closet

ADDITIONAL FEATURES:

Pier w/ Trex Decking - 4'-5'+/- water depth
Boat Lift and Two Jet Ski Lifts
Fish Cleaning Station
Two Dock Boxes for Storage
Dock Shower
Floating Dock for Kayaks

ADDITIONAL FEATURES – CONTINUED:

Swimming Pool – 16’ x 32’
Pool Decking -Travertine Tile
Generator – 22kw – 2015
Detached Oversized Storage Shed
Fenced Raised Garden
Exercise Room/Gym
Waterside Screened Porch
Irrigation
Outdoor Stone Fireplace
Patio for Grilling
Internet- Breezeline

PROPERTY DISCLOSURE ON FILE

Information provided deemed reliable but not guaranteed.
Information, Measurements and Water Depth to be verified by Purchaser.
Fireplace, Chimney and flue to convey “as is”.