



66 Old Field Rd • Irvington, VA 22480

66OldField.com

Features of the Home:

- Quality Build, New Construction (2023) w/1800 sq ft to include 3 bedrooms / 2 full baths
- Kitchen with quartz countertops, GE stainless steel appliances (see below), double bowl molded sink, Moen oil rubbed black high-rise faucet and garbage disposal
- Two full baths with cultured marble countertops, tile floors, 36" vanities, designer elongated toilets and Moen oil rubbed black faucets; Owner's bath includes double vanity with 2 LED dimmable mirrors and 18"x18" ceramic tile shower
- Owner's suite with pond views, large walk-in closet and ensuite bath w/ linen closet
- 9' ceilings; Tray ceiling in owner's bedroom
- LVT waterproof flooring in kitchen, living room, owners bedroom and laundry room; carpet in bedrooms
- Overhead Hunter fans with lights in all bedrooms and Hunter 52" fan in living room
- 3 panel decorative shaker style doors
- LED recessed lighting
- Oil rubbed black lever hardware
- Separate laundry room with marble counter, sink, cabinetry and washer/dryer hook up w/ dryer vent
- 5 interconnected smoke alarms
- Ventilated closet shelving
- 200 amp electric service

Features of this Property:

- .257 acre
- Vinyl back deck (20' x 12') with pond views
- 2 car, attached garage with automatic garage door opener
- Certainteed premium vinyl siding
- Conditioned crawlspace
- 30 year architectural shingles (30 year warranty)
- 4" seamless aluminum gutters and downspouts
- Paved driveway and concrete front walk
- Professionally designed landscape
- Weatherproof exterior electrical outlets and frost-free exterior hose bibs
- Insulater fiberglass front door

Energy Efficient Features of the Home:

- 16 SEER HVAC system with programmable thermostat and energy recovery ventilator
- Pella low E vinyl double hung windows
- R-38 attic insulation; R-15 exterior wall insulation
- Conditioned foundation walls with R-value of R-11
- Comprehensive air sealing package around doors, windows, joints and sill plates
- Typar moisture and air barrier

Builder: J & J Associates, Built in 2023

Builder Commitment: 10 year structural warranty

Hills Quarter Amenities:

More info at www.hillsquarterva.com

- Pool, clubhouse and tennis courts
- Lawn maintenance to include mowing, trimming, spraying for weeds and mulching once a year
- Trash pick-up
- Road maintenance and snow removal
- Dues: \$242/month

Utilities:

Power: Dominion Energy
(serial #201079422)

Water: Aqua America

Sewer: Public, Town of Kilmarnock

Internet/TV/Phone: Breezeline

APPLIANCES AND SYSTEMS		AGE
Refrigerator, 23.1 cu ft w/icemaker, double doors and bottom freezer	GE	2023
Range, electric with ceramic cooktop & self cleaning convection oven w/air fryer	GE	2023
Dishwasher wtih dry boost	GE	2023
Microwave, built in	GE	2022
Heat Pump	Goodman	2022
Water Heater, 50 gal	State	2023

*Ages of Appliances and Systems are Believed Accurate, but are Not Guaranteed. Facts of Importance Should be Verified by Purchaser.