



kellyandalice.com

1315 Littlepage St. Fredericksburg, VA 22401

1315Littlepage.com

Features of the Home:

- 1766 square feet of living space
- Fresh paint throughout most of the interior
- Family room off the kitchen
- Study off the living room
- Formal dining room
- Kitchen with granite countertops
- Gas logs in formal living room
- Radiant heat and central air conditioning
- Anderson replacement windows throughout
- Workshop/Storage space in basement with interior/exterior access

Features of this Property:

- 2 car detached garage
- Slate roof on house and garage
- Brick home with composite siding (2020)
- New sewer line to the street
- New water shut off valve
- Within walking distance of University of Mary Washington
- Off street parking for multiple cars
- Walk-out basement

Utilities:

Power: Dominion Power

Internet: Verizon Fios (other cable companies available)

Natural Gas: Columbia Gas

Water & Sewer: City of Fredericksburg

Trash/Recycling (optional): City of Fredericksburg

APPLIANCES AND SYSTEMS		AGE
Refridgerator	Whirlpool	2014
Dishwasher	Whirlpool	2014
Range	Whirlpool	2014
Microwave	Whirlpool	2014
Clothes Washer	Whirlpool	2006
Clothes Dryer	Whirlpool	2006
Water Heater	State	2025
Heat Pump #1	Amana	2020
Heat Pump #2	Trane	2024
Furnace/Boiler	Burnham	

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



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