

MLS #: N119552A (Active) List Price: \$725,000 (35 Hits)**394 Springview Road HAGUE, VA 22469**

Type/Style: Ranch
Stories: One
Total Rooms: 8
Bedrooms: 3
Septic Size per Health Department: 3
 Bedrooms
Full Baths: 2
Half Baths: 0
SqFt +/-: 1623
SqFt Source: County
Year Built: 1968

Subdivision or Area: NONE
County: Westmoreland
Waterfront Type: NONE
River: NONE
Creek: None
Waterfrontage Source:
Zoning: Agricultural

Water Frontage (Feet +/-) : NONE**Water View (Wide Long Limited):** NONE**Legal Description:****Acreage/Lot Size +/-:** 70 Acres +/-**Acreage:** 50+ acres, Part Wooded**Water Depth:** None**Cleared Acres +/-:****Tillable Acres +/-:** 41**Wooded Acres +/-:** 24.00**Deed Book/Page or Instrument #:** 793/653**Taxes:** **Tax Map #:** 53-28; 53-26**Street Surface:** Paved**Amps:** 200**Homeowners Assoc:** None**HOA:****HOA Fee Amount:** \$0**HOA Payment Frequency:****HOA Membership:****Civic Organization:****Civic Organization Membership:****Civic Organization Fee:** \$0.00**Civic Organization Payment:****Does Not Convey:**

	Level	Dimensions		Level	Dimensions
Foyer			Living Room	First	
Kitchen	First		Dining Room	First	
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1	First		Bedroom 2	First	
Bedroom 3	First		Bedroom 4		
Utility Room	First		Guest House/Apt		
Other Room	First		Other Room 2		

Basement: No**# Basement Rooms:****# Basement Bedrooms:****# Basement Bathrooms:****# Basement Other Rooms:****Basement Area SqFt:****Basement Finished SqFt:****Basement Access:****GstHsSqFt:****GstHsSFSrc:****GstHse/Apt:**

Interior Features: 1st Floor Bedroom, Dining Room, Fireplace**Exterior Features:** Stone Driveway**Miscellaneous:** None**Financing Types:** Cash, Conventional**Construction:** Brick**Foundation:** Crawl Space**Heating Systems:** Heat Pump**Cooling System:** Heat Pump, Other-See Remarks**Roof:** Age 0-9 yrs, Composition**Water:** Artesian**Sewer:** Septic System**Water Heater:** Electric**Floors:** Hardwood, Laminate/Wood**Walls:** Sheetrock**Garage:** Attached, Two Car**Storage:** Shed, Workshop**Fireplaces:** Living Room, Wood Stove**Dining Facilities:** Dining Room**Appliances:** Dishwasher, Range, Refrigerator**Limited Service Provides:**

Public Remarks: Beautifully set on approximately 70.05± acres, this classic one-story brick home offers the perfect blend of comfort, space, and rural charm. The residence features over 1,600 square feet of living area, including a living room, dining room, kitchen, sunroom, three bedrooms, two baths, and a utility room. Hardwood and laminate flooring complement the home's inviting layout, and an updated roof adds peace of mind. An attached two-car garage provides convenience and storage. The house sits on a 5-acre parcel accented by beautiful shade trees and a brick shed/workshop. Approximately 58 acres adjoin the home site, and another 6.7± acres lie across the road—offering flexibility for future division or multiple uses. Of the total acreage, about 41 acres are productive cropland and 24 acres are wooded, ideal for recreation, farming, or raising animals. Acreage properties like this are increasingly hard to find—offering a unique opportunity for those seeking space, privacy, and a country lifestyle.

Directions: From Warsaw, Rt. 3 towards Montross, right on Oldhams Rd., left on Springview Rd., home on right.**Agent Remarks:****Owner Full Name:** Sudduth, Barry and Mary**Owner Phone:****Disclosure:****Listing Type:** SAER**Limited Service:** No**Possession:** At Settlement**Showing Instructions:** Call Listing Agent, Call Listing Office**Sale Type:** Not Applicable**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Active Recording Device on Premises:** No**Coming Soon End Date:****Listing Office:** Bay River Realty (#:350)**Main:** (804) 529-5000**Fax:****Office Email:** JasonPatton@BayRiverRealty.com**Web Address:** www.BayRiverRealty.com**Listing Agent:** B. Jason Patton (#:1)**Agent Email:** JasonPatton@BayRiverRealty.com**Contact #:** (804) 761-6751**Web Address:** www.bayriverrealty.com

Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.