



COBBLESTONE
REALTY

Kelly & Alice

7230 Duval Ave • Gloucester, VA 23061

7230Duval.com

Features of the Home:

- Two level home built in 1967 with 1,710 sq ft
- Updates since 2024:
 - Rebuilt front and back decks
 - Refinished hardwood floors, hardwood flooring added to first floor primary bedroom
 - Custom Sherwin-Williams paint throughout interior
 - New washer/dryer and new water heater
 - New light fixtures in all baths and upstairs rooms
 - New toilets, new shower heads
 - HVAC serviced
 - Roof and siding repair
 - 2 new windows (kitchen and larger upstairs bedroom)
 - Plumbing and electrical work
 - Removal of dead trees
- Main level to include:
 - Living room with brick gas fireplace
 - Formal dining room
 - Primary ensuite bedroom with walk-in closet. Primary bath includes 2 vanities, jacuzzi tub and walk-in shower
 - Eat-in kitchen with desk space and countertop bar
 - Laundry room off kitchen with outside access
 - Powder room off living room
- Upper level to include:
 - 2 bedrooms with large Jack and Jill closet
 - Bonus room off one bedroom
 - Full hall bath
- Hardwood floors throughout
- Basement with hatch access from laundry room with water heater and electrical panel (200 amp) and storage space
- Encapsulated crawl space

Features of this Property:

- .51 of acre
- Large private backyard with lots of daffodils!
- 2 sheds for storage
- Walking distance to Main Street, Gloucester

Utilities:

Power: Dominion Energy

Internet: Cox Cable (757-224-1111)

Propane: Superior Plus/ Quarles

Sewr/Water: Public (804-693-4044)

APPLIANCES AND SYSTEMS		AGE
Refrigerator	GE	2022
Dishwasher	Samsung	2023
Oven	Samsung	2023
Microwave	LG	2021
Clothes Washer	GE	NEW
Clothes Dryer	GE	NEW
Water Heater	State, Commercial Grade	2024
Heat Pump #1	RUUD	2020
Heat Pump #2	RUUD	2006

** All information is believed accurate, but not guaranteed. Facts of importance should be verified by Purchaser.*