



COBBLESTONE
REALTY

Kelly & Alice

48 Steamboat Rd • Irvington, VA 22480

48Steamboat.com

Features of the Home:

- Built in 2013 to include 3 bedrooms, 2 full baths
- 1373 sq ft, an intentional small footprint allowing for:
 - Southern exposure to benefit from the low winter sun and a passive solar design that, with roof overhang, prevents direct sun from entering the house after May 1 of each year
 - Thermal mass within the house captures the winter rays for steady passive solar heating
 - Solar panels (owned) for net zero household electricity bill
- 16 ft ceilings in living room
- Upper windows on remote
- EV car charging port
- Improvements since 2024
 - Remodeled kitchen: new cabinets, new garbage disposal, new microwave, new granite countertops
 - New bathroom vanities with granite countertops, new toilets
 - New guest bath shower door
 - New light fixtures
 - New mini-split for upper level
 - New LVP flooring on upper level
 - New window treatments (upper window treatments on remote)
 - Fresh Sherwin Williams paint throughout
 - New stair rail
 - Main floor HVAC recently serviced

Features of this Property:

- .447 acre
- Crawl space with concrete slab
- 75 sq ft office/she shed with power and new roof vents and new rain gutter
- Walking distance to shops/restaurants and the Tides Inn

Utilities:

Power: Dominion Power

Water: Aqua Virginia

Septic: 3 bedroom system

Internet: Breezeline

Propane: NWP, above ground

APPLIANCES AND SYSTEMS	MANUFACTURER	AGE
Refrigerator	GE	2020
Range (gas)	GE	NEW
Microwave	GE	2025
Clothes Washer	Whirlpool	2009
Clothes Dryer	GE	2006
Water Heater (gas)	Rinnai, tankless	2011
Heat Pump #1	RUUD	2012
Mini Split for 2nd Floor	Carrier	2024

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