

MLS #: N120066A (Active) List Price: \$535,000 (5 Hits)

48 Steamboat Lane IRVINGTON, VA 22480



**Type/Style:** Contemporary  
**# Stories:** One and One Half  
**Total Rooms:** 4  
**Bedrooms:** 3  
**Septic Size per Health Department:** 3 Bedrooms  
**Full Baths:** 2  
**Half Baths:** 0  
**SqFt +/-:** 1373  
**SqFt Source:** County  
**Year Built:** 2013

**Subdivision or Area:** NONE  
**County:** Lancaster  
**Waterfront Type:** NONE  
**River:** RAPPAHANNOCK RIVER  
**Creek:** Carter/Carter's Creek  
**Waterfrontage Source:**  
**Zoning:** R1

**Water Frontage (Feet +/-) :** **Water View (Wide Long Limited):**  
**Legal Description:** IRVINGTON .448 AC  
**Acreage/Lot Size +/-:** .447 **Acreage:** < .5 acre **Water Depth:** None  
**Cleared Acres +/-:** **Tillable Acres +/-:** **Wooded Acres +/-:**  
**Deed Book/Page or Instrument #:** LR 2024 0001893 **Taxes:** 1907.00 **Tax Map #:** 33 335  
**Street Surface:** **Amps:**  
**Homeowners Assoc:** None **HOA:** No **HOA Fee Amount:** \$0  
**HOA Payment Frequency:** **HOA Membership:**  
**Civic Organization:** No **Civic Organization Membership:**  
**Civic Organization Fee:** \$0.00 **Civic Organization Payment:**  
**Does Not Convey:**

	Level	Dimensions		Level	Dimensions
Foyer			Living Room		
Kitchen			Dining Room		
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1			Bedroom 2		
Bedroom 3			Bedroom 4		
Utility Room			Guest House/Apt		
Other Room			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, Cable TV, Cathedral/Vaulted/Tray Ceilings, Dining Room, Washer/Dryer Hookup, Window Treatments  
**Exterior Features:** Patio, Water Access-Public  
**Miscellaneous:** 5-15 years old  
**Financing Types:** Cash, Conventional, 1031 Exchange, VA Loan

**Construction:** HardiPlank Type **Floors:**  
**Foundation:** Slab, Crawl Space **Walls:** Sheetrock  
**Heating Systems:** Heat Pump **Garage:** None  
**Cooling System:** Heat Pump **Storage:** Shed  
**Roof:** Metal **Fireplaces:** None  
**Water:** Public **Dining Facilities:** Dining Room  
**Sewer:** Septic System **Appliances:** Disposal, Dryer, Microwave, Range, Refrigerator, Washer  
**Water Heater:** Gas, Tankless

**Limited Service Provides:**  
**Public Remarks:** Located in the heart of Irvington, this intentionally small home was constructed to be highly energy efficient. With 3 bedrooms and two full baths, the design is both modern and comfortable. The main level living area with 16 ft ceilings features a compact and remodeled kitchen and overlooks a private patio and backyard. The main level also includes a primary ensuite bedroom which adjoins a separate laundry room, a guest bedroom and hall bath and a dining area with access to the back patio. The upper level offers a loft area, huge hall/closet and a bedroom tucked away at the back of the hall. The almost half acre lot offers plenty of room for gardens or play area and the detached she-shed/workshop is a bonus. This property is ideally situated in walking distance to shops, restaurants, the Tides Inn, RRYC and the public boat ramp on Carter's Creek.

**Directions:** From Kilmarnock, take Irvington Road to Irvington. Right on Steamboat Rd. Right down gravel driveway. Property on the left.  
**Agent Remarks:** Purchaser to verify taxes. Most contents available for purchase on a separate bill of sale. 3rd bedroom is upstairs, stairway not do code. Seller name: Susan Lynette Payne & Catherine L. Guy TTEES O/T JEC & FLC REV

**Owner Full Name:** SEE AGENT REMARKS **Owner Phone:**  
**Disclosure:**  
**Listing Type:** SAER **Limited Service:** No **Possession:** At Settlement  
**Showing Instructions:** Appointment Only, Call Listing Agent, Sign on Property **Sale Type:** Not Applicable  
**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No  
**Active Recording Device on Premises:** Yes  
**Coming Soon End Date:**