



COBBLESTONE  
REALTY

*Kelly & Alice*

## Feature Sheet

254 Greenfield Rd • Lancaster, VA 22503

254Greenfield.com

### Features of the Home:

- Built in 1970 to include 2630 square feet and 4 bedrooms, 3 baths
- Completely remodeled kitchen in 2024 to include oversized center island with seating and storage, stone countertops, floating shelves, under counter microwave and Lifeproof rigid core vinyl plank flooring
- Family room off kitchen with gas fireplace and access to huge screened porch
- Formal living and dining rooms, dining room with built in cabinet/counter
- First floor primary suite and second first floor bedroom
- Two second floor bedrooms and hall bath with double vanity
- Walk in storage off both second floor bedrooms
- Remodeled baths: primary in 2023, downstairs hall in 2020 and upstairs hall in 2016
- Screened porch leading to small fenced area
- Attached back loading 2 car garage
- Hardwood floors throughout
- Roof new in 2024
- Crawl space encapsulated in 2026 (sealed and lined)

### Features of this Property:

- 3.845 acres
- Waterfront on Belmont Creek with dock/boat house to kayak depth water
- Detached shed with lean-to (conveys as-is)

### Utilities:

Power: NNEC (Average cost: \$188/mo)  
Propane: Quarles/Superior (leased and buried)  
Community Road Maintenance

Internet: All Points Broadband  
Water: Community Water

| APPLIANCES AND SYSTEMS |                         | AGE  |
|------------------------|-------------------------|------|
| Refrigerator           | Kitchen Aid             | 2024 |
| Dishwasher             | GE                      | 2012 |
| Range                  | GE                      | 2014 |
| Microwave              | Sharp                   |      |
| Clothes Washer         | Does Not Convey         |      |
| Clothes Dryer          | Does Not Convey         |      |
| Water Heater           | A.O. Smith Energy Saver | 1999 |
| Heat Pump #1           | American Standard       | 2011 |
| Heat Pump #2           | Bosch                   |      |
| Refrigerator in Garage | Frigidaire              | 2004 |

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

