

MLS #: R120173A (Active) List Price: \$559,000 (55 Hits)

254 Greenfield Road LANCASTER, VA 22503



Type/Style: Cape Cod
# Stories: Two
Total Rooms: 8
Bedrooms: 4
Septic Size per Health Department: 4 Bedrooms
Full Baths: 3
Half Baths: 0
SqFt +/-: 2630
SqFt Source: County
Year Built: 1970

Subdivision or Area: Greenvale
County: Lancaster
Waterfront Type: RIVER/CREEK
River: RAPPAHANNOCK RIVER
Creek: Belmont Creek
Waterfrontage Source:
Zoning: R1

Water Frontage (Feet +/-) : TBD

Water View (Wide Long Limited): TBD

Legal Description:

Acreage/Lot Size +/-: 3.845 Acreage: 2-4.9 acres Water Depth: Less than 2 Feet
Cleared Acres +/-: Tillable Acres +/-: Wooded Acres +/-:
Deed Book/Page or Instrument #: LR 2004 0000827 Taxes: 2834.00 Tax Map #: 20G 4 30
Street Surface: Amps:
Homeowners Assoc: OTHER 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:

Table with 6 columns: Room Name, Level, Dimensions, Room Name, Level, Dimensions. Rows include Foyer, Kitchen, Great Room, Family Room, Bedroom 1, Bedroom 3, Utility Room, and Other Room.

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

Interior Features: 1st Floor Bedroom, Dining Room, Elec Garage Door Opener, Fireplace, Walk-In Closets, Washer/Dryer Hookup

Exterior Features: Fenced Yard, Pier/Dock, River/Creek Front, Water Access-Private

Miscellaneous: None

Financing Types: Cash, Conventional, FHA, VA Loan

Construction: Vinyl Siding Floors: Hardwood, Tile, Luxury Vinyl
Foundation: Crawl Space Walls: Sheetrock
Heating Systems: Heat Pump Garage: Attached, Two Car
Cooling System: Ceiling Fans, Heat Pump Storage: Other-See Remarks
Roof: Age 0-9 yrs, Composition Fireplaces: Family Room
Water: Shared Well Dining Facilities: Dining Room, Eat-in Kitchen
Sewer: Septic System Appliances: Dishwasher, Microwave, Range, Refrigerator
Water Heater: Electric

Limited Service Provides:

Public Remarks: Beautifully updated two-level home with hardwood floors set on over three private acres with kayak depth water on Belmont Creek. The property features a completely remodeled kitchen (2023) with large center island offering seating and storage, stone counter tops, new cabinetry and vinyl plank flooring. The first floor includes a large family room with gas fireplace, a formal living and dining room, a primary first floor ensuite bedroom with remodeled bath (2023) and a second first floor bedroom and hall bath, remodeled in 2020. The second floor boasts two bedrooms and hall bath renovated in 2016 and two large walk in storage spaces off each bedroom. A large screened back porch with access to the back loading 2 car attached garage provides the perfect place to relax while overlooking the expansive backyard. This home is equipped with All Points Broadband for reliable high-speed internet and boasts a new roof in 2024. Located just minutes from Yankee Point Marina and 15 miles from Kilmarnock.

Directions: Rt 3 from Kilmarnock. Left on Rt 201 (White Chapel Rd). Left on Rt 354 (River Rd). Right on Greenvale Rd. Left on Greenfield Rd.

Agent Remarks: Walk in storage off both upstairs bedrooms. Hot tub, boat house, dock, outbuildings and fridge in garage being sold as is. Small lot in Corrotoman By the Bay can be purchased as well. Purchaser to verify taxes. Community water and road maintenance. Per seller, there was an HOA that is no longer considered active/official.

Owner Full Name: Ann Chevalier

Owner Phone:

Disclosure:

Listing Type: SAER Limited Service: No Possession: At Settlement
Showing Instructions: Appointment Only, Call Listing Agent 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:** Cobblestone Realty (#:345)  
**Main:** (540) 226-4719  
**Fax:** (804) 236-0220  
**Office Email:** pambosmans@gmail.com  
**Web Address:**

**Listing Agent:** Kelly Antonio & Alice Riviere (#:43)  
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Information Herein is Believed Accurate, but is Not Guaranteed. Facts of Importance Should be Verified by Purchaser.