



## Feature Sheet

783 King Carter Dr, Irvington, VA 22480

*783KingCarter.com*

### Features of the Home:

- Custom design by Randall Kipp and built in 2004
- 1728 sq ft to include open layout with 2 bedrooms, 2 full baths
- Living room with gas fireplace, eat-it kitchen and dining area
- Kitchen with center island to include bar sink, Wolf range and concrete countertops
- Dining area with access to private screened porch and deck
- 1st floor bedroom and full bath with tile walk-in shower
- 2nd floor primary suite with ensuite bath to include tile walk-in shower, huge walk in closet, separate laundry room, utility closet, built in shelving and outdoor balcony
- Walker Zanger terra cotta tile floors throughout main level
- Hardwood floors on upper level
- Built in shelving and cabinetry
- High ceilings
- Partial basement with storage and wine room
- Standing seam metal roof

### Features of this Property:

- 1.07 acres with 140' of water frontage on Carter's Creek
- Dock to 3' MLW
- Located in the golf-cart friendly Town of Irvington
- Mature landscaping
- Detached shed (conveys as-is)

### Utilities:

Power: Dominion Energy, meter #42176364

Internet: Breezeline

Propane: Superior, buried tank

Water: Aqua Virginia

Septic: Conventional system, new drain field to be installed prior to closing

| APPLIANCES AND SYSTEMS           |                   | AGE  |
|----------------------------------|-------------------|------|
| Refrigerator                     | GE                | 2021 |
| Dishwasher                       | Kitchen Aid       | 2007 |
| Range                            | Wolf              | 2011 |
| Range hood                       | GE Monogram       |      |
| Microwave                        | GE                | 2018 |
| Clothes Washer                   | GE                | 2023 |
| Clothes Dryer                    | GE                | 2021 |
| Water Heater (propane, tankless) | Rinnai            | 2003 |
| Heat Pump #1                     | Ruud              | 2020 |
| Heat Pump #2                     | Ruud              | 2004 |
| Generator                        | Briggs & Stratton |      |

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

