



COBBLESTONE
REALTY

Kelly & Alice

Feature Sheet

1277 Riverwood Dr. Lancaster, VA 22503

1277Riverwood.com

Features of the Home:

- COMPLETELY remodeled, 2564 sq ft, 4 bedrooms, 3.5 baths, originally built in 2004
- Living room with vaulted ceilings and gas fireplace overlooking back deck and landscaped fenced yard
- Eat-in kitchen with bar seating and breakfast area, GE Cafe appliances, granite counters, tile backsplash and pantry
- Separate dining room
- Two ensuite bedrooms, one on main level and one on upper level
- Main level ensuite bedroom includes sitting area/study, bath with dual vanities, 6' tub, separate shower and walk in closet
- Two additional upper level bedrooms
- Separate laundry room and powder room off kitchen
- Designer front door
- Attached, oversized 1 car garage
- Somerset hickory hardwood floors with UV finish throughout, installed in 2023
- Tile floors in all baths
- Hickory stair treads and hickory railing
- Sealed crawlspace with vapor barrier and dehumidifier
- Roof: new in 2026

Features of this Property:

- 2.28 acres with fenced backyard
- Back deck with composite decking and contemporary railing
- NEW detached 3 bay garage, 3 years new
- Resealed asphalt driveway, driveway less than 3 years old
- Fully landscaped yard

Utilities:

Power: Dominion Energy

Internet: Breezeline available, current owners use T-Mobile hot spot

Propane: Holtzman (500 gallon, leased tank)

Water: Artesian Well

Riverwood HOA: \$350/year, community offers boat ramp and pier on the Corrotoman River and community tennis courts

Generator serviced regularly by NNK Generator.

HVAC serviced by Crowther every 6 months.

APPLIANCES AND SYSTEMS	MAKE	DATE
Refrigerator	GE Cafe	Installed in 2023
Dishwasher	GE Cafe	Installed in 2023
Range	GE Cafe	Installed in 2023
Microwave	GE Cafe	Installed in 2023
Clothes Washer	Whirlpool	2022
Clothes Dryer	Whirlpool	2022
Water Heater		Less than 4 years old
Heat Pump (Upper Level)	American Standard	2025
Heat Pump (Main Level)	Amana	2022
Air Handler in garage (propane back-up)	Goodman	2021
Generator (whole house)	Generac - 26kW	Installed in 2023

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