



Feature Sheet

23 Oak Ridge Dr, Kilmarnock, VA 22482

23OakRidge.com

Features of the Home:

- Built in 1956, MCM brick home, updated to embrace the mid-century modern design
- Exposed beam ceilings, designer lighting, modern windows and hardwood floors
- New roof in 2024
- Anderson windows and doors on main level new in 2021 (front door different brand)
- Main level w/ 1788 sq ft to include 3 bedrooms, 2 full baths
- Lower level w/ 300 sq ft of living space and large laundry room with storage
- Kitchen with huge east facing window, eating area, oven with gas cooking and 1950s french-door wall oven that still works flawlessly
- Living / dining combo with gas fireplace, wall of windows overlooking wooded area, built-in shelving and access to screened porch and fenced yard with patio
- Primary bedroom with ensuite bath and multiple closets with lighting
- Two guest bedrooms and full hall bath
- Lower level with large family room to include new Anderson windows, bar with new lighting, separate laundry room and storage
- All bedroom closets with new closet maid shelving
- Screened porch overlooking large side yard and back woods
- Attached, oversized two car garage
- New covered patio adjoining garage with new pedestrian door to garage
- New plumbing lines in laundry room and new bathroom valves
- Large overhangs with lighting
- Chimney cap redone and waterproofed in 2026

Features of this Property:

- 1.7 acres in walking distance to the town of Kilmarnock and Chesapeake Boat Basin
- New detached shed
- Front patio with easy to install sails for shade
- Fenced back yard area with patio
- Landscaped yard
- New additional graveled parking area for boats/extra vehicles
- Oak Ridge is a private road with a recorded road maintenance agreement

Utilities:

Power: Dominion Energy

Propane: Superior Plus, leased tank

Internet: Breezeline

Water and Sewer: Town of Kilmarnock

APPLIANCES AND SYSTEMS		AGE
Refrigerator	LG	2016
Dishwasher	Kitchen Aid	2025
Range	Frigidaire	2025
Vintage Oven (works great!)	Frigidaire	
Clothes Washer	GE	2015
Clothes Dryer	GE	2009
Water Heater	Rheem	2025
Heat Pump	Platinum Comfort by Gilman	2025
Refrigerator in Garage	Frigidaire	2019
Freezer in basement does not convey		

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