

MLS #: N120968A (Active) List Price: \$449,000 (25 Hits)

23 Oak Ridge Drive KILMARNOCK, VA 22482



Type/Style: Contemporary

Stories: One

Total Rooms: 6

Bedrooms: 3

Septic Size per Health Department:

Sewer

Full Baths: 2

Half Baths: 0

SqFt +/-: 1788

SqFt Source:

Year Built: 1956

Unit #:

Subdivision or Area: NONE

County: Lancaster

Waterfront Type:

River:

Creek:

Waterfrontage Source:

Zoning: R1

Water Frontage (Feet +/-) :Water View (Wide Long Limited):

Legal Description:

Acreage/Lot Size +/-: 1.714Acreage: 1-1.9 acresWater Depth:

Cleared Acres +/-:Tillable Acres +/-:Wooded Acres +/-:

Deed Book/Page or Instrument #: LR 2024 0000104Taxes: 1690.00Tax Map #: 23A 31 75A

Street Surface: GravelAmps:

Homeowners Assoc: NoneHOA: NoHOA Fee Amount: \$0

HOA Payment Frequency:HOA Membership:

Civic Organization: NoCivic Organization Membership:

Civic Organization Fee: \$0.00Civic Organization Payment:

Does Not Convey:

	Level	Dimensions		Level	Dimensions
Foyer			Living Room		
Kitchen			Dining Room		
Great Room			Great Room w/Dining		
Family Room			Sunroom		
Bedroom 1			Bedroom 2		
Bedroom 3			Bedroom 4		
Utility Room			Guest House/Apt		
Other Room			Other Room 2		

Basement: Yes# Basement Rooms:# Basement Bedrooms:

Basement Bathrooms:# Basement Other Rooms:Basement Area SqFt:

Basement Finished SqFt:Basement Access:

GstHsSqFt:GstHsSFSrc:GstHse/Apt:

Interior Features: 1st Floor Bedroom, Elec Garage Door Opener, Fireplace, Great Room, Washer/Dryer Hookup

Exterior Features: Fenced Yard, Patio, Paved Driveway, Screened Porch

Miscellaneous: Basement

Financing Types: Cash, Conventional, 1031 Exchange

Construction: Brick

Foundation: Basement

Heating Systems: Heat Pump

Cooling System: Heat Pump

Roof: Age 0-9 yrs, Composition

Water: Public

Sewer: Public Sewer

Water Heater: Electric

Floors: Hardwood

Walls: Plaster, Sheetrock

Garage: Attached, Two Car

Storage: Shed

Fireplaces: Great Room , Gas Logs

Dining Facilities: Great Room Combination, Dining Area

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Wall Oven, Washer

Limited Service Provides:

Public Remarks: This rare mid-century modern brick home updated to embrace the striking MCM design and aesthetic is set on 1.7 private acres within walking distance to the town of Kilmarnock. The open-concept living and dining space spans 1,788 square feet on the main level. With beam ceilings, designer lighting and warm hardwood floors, it anchors around a cozy gas fireplace and a breathtaking wall of modern windows overlooking the wooded backdrop. This great room features a wall of custom built in shelving and direct access to the screen porch and a back yard patio with fenced in "zen" garden area. The bright kitchen includes a huge east-facing window, eating area, new gas range and dishwasher (2025) and a 1950s french-door wall oven that still works flawlessly. Opposite the living space are 3 large bedrooms, to include a primary ensuite, full hall bath and ample closets with new shelving. The lower level adds 300 sq ft of finished living space and a separate laundry room with storage. Additional upgrades include a new roof, new doors and windows, new HVAC, new water heater, new detached shed, new graveled parking area and new covered patio adjoining the oversized two car attached garage. This gem of a home offers privacy, convenience, and timeless architectural character.

Directions: From Irvington, Irvington Road to Kilmarnock. Left on Main Street. Right on Waverly Ave. Left on Bellevue Rd. Right on Clark Ln. Left on Oak Ridge. House on the left.

Agent Remarks: Seller Names: Shirl A. Mammarella & George Thomas Tuck, Jr. TTEES O/T Tuck-Mammarella Living Trust. Purchaser to verify property taxes.

Owner Full Name: See Agent RemarksOwner Phone:

Disclosure:

Listing Type: SAERLimited Service: NoPossession: At Settlement

Showing Instructions: Appointment Only, LA Must Accompany, Sign on PropertySale Type: Not Applicable

Display on Internet: YesDisplay Address: YesAllow AVM: NoAllow Comments: No

Active Recording Device on Premises: No

Coming Soon End Date: