



Feature Sheet

1 Lloyds, Irvington, VA 22480

1Lloyds.com

Features of the Property:

- Built in 2025 by Stateson Homes; under warranty until 10.30.26
- Hardiplank siding, paved driveway, paved sidewalk, 2-car attached garage
- 1526 square feet of one level living with 3 bedrooms / 2 baths
- Open floor plan with kitchen/living/dining combo
- Kitchen with solid surface counters, subway tile backsplash, stainless steel appliances and center island
- Primary bedroom w/walk-in closet and ensuite bath w/tile walk-in shower and tile floors
- LVP flooring throughout living spaces and bedrooms
- Tile floors in separate laundry room and both baths
- .213 acres, backing to walking path

Hills Quarter Amenities:

- Pool, clubhouse, tennis & pickle ball courts
- Lawn maintenance to include mowing, trimming, spraying for weeds, seeding and mulching once a year
- Trash pick-up
- Road maintenance and snow removal
- Dues: \$242/month

More info at www.hillsquarterva.com

Utilities:

Power: Dominion Energy

Sewer: Public, Town of Kilmarnock

Water: Aqua America

Internet: Breezeline

APPLIANCES AND SYSTEMS		AGE
Refrigerator	Frigidaire	2025
Dishwasher	Frigidaire	2025
Range	Frigidaire	2025
Microwave	Frigidaire	2025
Clothes Washer	GE	2025
Clothes Dryer	GE	2025
Water Heater	Bradford White	2025
Heat Pump #1	Goodman	2025

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